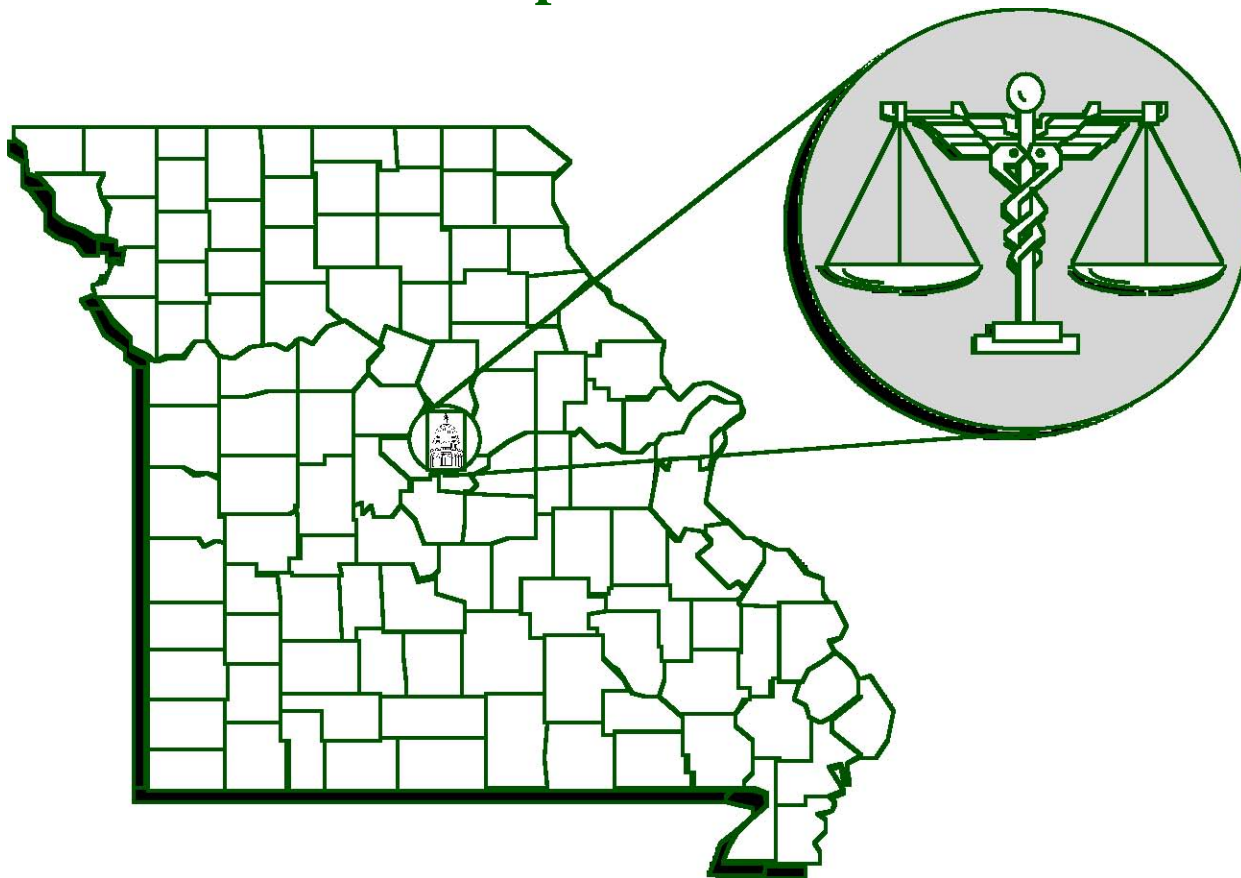


Missouri Health Facilities Review Committee

Certificate of Need Meeting Compendium



July 24, 2023
3220 West Edgewood, Suite E
Jefferson City, MO
Williams-Keepers LLC Community Room



MHFRC

Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

Senator Lincoln P. Hough, Chair Representative Ben Baker, Vice Chair
Senator Doug Beck Representative Steve Butz Andrew H. Grimm Dr. Patrice Komoroski Michael J. Prost

Memorandum to the Missouri Health Facilities Review Committee

From: Alison Dorge, Program Coordinator
Certificate of Need Program
alison.dorge@health.mo.gov

Date: June 16, 2023

Subject: July 24, 2023, Certificate of Need Meeting

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on July 24, 2023 starting at 10:00 a.m. located at 3220 West Edgewood, Suite E in Jefferson City, MO in the Williams-Keepers LLC Community Room. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-650-479-3207**; Meeting number (access code): **2630 498 2816**

There are six CON applications under New Business and eight Previous Business items. The staff analyses for the applications and applicant requests are included in this compendium. The applications, applicant requests, and additional information can be accessed from our website at health.mo.gov/information/boards/certificateofneed/calendars.php.

Please send Mackinzey an email at mackinzey.lux@health.mo.gov stating whether or not you will attend the meeting by **June 28, 2023**. It is important that you confirm your attendance to ensure a quorum. If you need a hotel reservation for Sunday night, let her know that as well so arrangements can be made.

Feel free to contact me if you have questions regarding any agenda item. I look forward to our Certificate of Need meeting.

Committee Business

Missouri Health Facilities Review Committee

Certificate of Need Meeting

July 24, 2023, 10:00 a.m.

3220 West Edgewood, Suite E, Jefferson City-Williams-Keepers LLC Community Room OR

Call-in #: **1-650-479-3207**; Meeting number (access code): **2630 498 2816**

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business

1. #6006 NS: The Baptist Home DBA Baptist Homes of Ozark
Ozark (Christian County)
\$2,943,265, Establish 24-bed SNF
2. #6005 HS: Heartland Regional Medical Center
St. Joseph (Buchanan County)
\$3,179,802, Acquire biplane unit
3. #6018 DS: The Baptist Home at Ashland
Ashland (Boone County)
\$102,000, Add 20 ALF beds and 14 SNF beds
4. #6011 HS: Pershing Memorial Hospital
Brookfield (Linn County)
\$1,628,509, Acquire MRI
5. #6015 NS: Windsor Estates of St. Charles
St. Charles (St. Charles County)
\$1,385,000, Add 15 SNF beds
6. #6017 RS: Cedarhurst of Arnold Assisted Living & Memory Care
Arnold (Jefferson County)
\$5,000, Add 10 ALF beds

C. Previous Business

1. #5795 HS: Kennett Hospital
Kennett (Dunklin County)
\$25,000,000, Involuntary forfeiture on CON to establish 49-bed primary care hospital
2. #5653 RS: Turnleaf Villas Senior Community
Raytown (Jackson County)
\$5,090,000, Eighth extension on CON to establish 56-bed ALF
3. #5705 RS: Mari de Villa
Town and Country (St. Louis County)
\$3,998,750, Seventh extension on CON to establish a 20-bed ALF
4. #5706 NS: Mari de Villa
Town and Country (St. Louis County)
\$1,403,750, Seventh extension on CON to renovate/modernize a 224-bed SNF
5. #5840 RS: Majestic Residences at Old Hawthorne
Columbia (Boone County)
\$6,648,303, Fourth extension on CON to establish 36-bed ALF

6. #5707 RS: Poplar Bluff II – Assisted Living by Americare
Poplar Bluff (Butler County)
\$5,258,412, Seventh extension request on CON to establish 34-bed ALF
7. #5798 RS: Country Bluff Executive Senior Living
Powersite (Taney County)
\$4,000,000, Owner change on CON to establish a 70-bed RCF
8. #5763 DT: Ratliff Care Center & Sprigg Street Manor
Cape Girardeau (Cape Girardeau County)
\$2,722,000, Voluntary forfeiture on CON to renovate/modernize existing 46-bed SNF & 15-bed RCF

D. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

Missouri Health Facilities Review Committee
Certificate of Need Meeting
May 1, 2023

Minutes

Roll Call:

Presiding: Rep. Ben Baker, Vice-Chair

Members Present: Sen. Doug Beck
Rep. Steve Butz
Dr. Patrice (Pat) Komoroski
Michael Prost

Members Absent: Sen. Lincoln Hough, Chair

Program Staff: Alison Dorge, Mackinzey Lux, Andrea Crownover

Recorder: Mackinzey Lux

Legal Counsel: Clayton Weems, Assistant Attorney General

Vice Chairman Baker called the meeting to order at 11:05 a.m. He declared that a quorum was present and welcomed everyone to the meeting.

Vice Chairman Baker asked if there were any changes to the agenda, there were none. There was a motion by Rep. Butz and a second by Dr. Komoroski to approve the agenda as presented. A voice vote was taken and the agenda was approved.

The meeting minutes from the March 6, 2023, Certificate of Need meeting were reviewed. There was a motion by Rep. Butz and a second by Mr. Prost to approve the minutes. A voice vote was taken and the minutes were approved.

The committee reviewed and discussed binding and non-binding letter of intents as documentation submitted within a CON applicant for site control. The committee deferred a decision to Chairman Hough.

New Business

#5995 NS: JP Advance Care, LLC
Kansas City (Clay County)
\$1,500,000, Establish 150-bed SNF

MOTION: A motion was made by Rep. Butz, and seconded by Sen. Beck, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Prost	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the project was approved.

**#5999 HS: Harrison County Community Hospital
Bethany (Harrison County)
\$63,200,000, Establish/Replace 14-bed critical access hospital**

MOTION: A motion was made by Dr. Komoroski, and seconded by Mr. Prost, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Beck	Yes
Butz	Yes
Prost	Yes

The motion carried, and the project was approved.

**#6000 RS: Aspen Valley Senior Homes - North Crest
Washington (Franklin County)
\$1,436,500, Establish 12-bed ALF**

MOTION: A motion was made by Rep. Butz, and seconded by Mr. Prost, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Prost	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the project was approved.

**#5991 HS: St. Luke's Surgicenter Lee's Summit
Lee's Summit (Jackson County)
\$2,211,750, Acquire robotic surgery unit**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Prost	Yes
Butz	Yes
Beck	Yes

The motion carried, and the project was approved.

**#6004 RS: Neurological Transitional Center
O'Fallon (St. Charles County)
\$9,655,000, Establish 12-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Prost	Yes
Komoroski	Abstain
Beck	Yes

The motion carried, and the project was approved.

**#6003 HS: UHS of Kansas City, LLC - Behavioral Health Project (Independence)
Independence (Jackson County)
\$63,932,911, Establish 120-bed behavioral health hospital**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Beck	Yes
Butz	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and the project was approved.

Previous Business

**#5148 NT: Meyer Care Center
Higginsville (Lafayette County)
\$5,225,261, Cost overrun on CON to renovate/modernize 40-bed SNF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Mr. Prost to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Butz	Yes
Beck	Yes
Prost	Yes

The motion carried, and the request was approved.

**#5928 RS: New Perspective Weldon Spring
Weldon Spring (St. Charles County)
\$41,416,000, Second extension on CON to establish 170-bed ALF**

MOTION: A motion was made by Rep. Butz, and seconded by Mr. Prost, to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Butz	Yes
Prost	Yes
Beck	Yes

The motion carried, and the request was approved.

**#5927 RS: Glenfield Memory Care
Cottleville (St. Charles County)
\$5,151,850, Second extension on CON to add 36 ALF beds**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the request as presented.

A roll call vote was taken:

Prost	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the request was approved.

**#5924 HT: Centerpoint Medical Center
Independence (Jackson County)
\$3,098,460, Second extension on CON to replace cardiac cath lab**

MOTION: A motion was made by Mr. Prost, and seconded by Dr. Komoroski, to approve the request as presented.

A roll call vote was taken:

Butz	Yes
Beck	Yes
Prost	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#5749 RT: Farmington Assisted Living Center
Farmington (St. Francois County)
\$372,203, Involuntary forfeiture on CON to replace 46 ALF beds**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Butz	Yes
Beck	Yes
Prost	Yes

The motion carried, and the request was approved.

**#5795 HS: Kennett Hospital
Kennett (Dunklin County)
\$25,000,000, Fifth extension on CON to establish 49-bed primary care hospital**

MOTION: A motion was made by Sen. Beck and seconded by Mr. Prost, to deny the request as presented.

A roll call vote was taken:

Beck	Yes
Butz	Yes
Komoroski	Yes
Prost	Yes

The motion carried, and the request was denied.

Management Issues

The Committee reviewed the list of Non-Applicability letters issued. There was a motion by Rep. Butz, and seconded by Dr. Komoroski to confirm the letters. A voice vote was taken and the letters were confirmed.

There was a motion made by Mr. Prost, and a second by Rep. Butz to adjourn. A voice vote was taken and the meeting adjourned at 1:03 p.m.

I, Chair of the Missouri Health Facilities Review Committee, certify that the Committee has on this day reviewed and approved these minutes of the May 1, 2023 Certificate of Need Meeting.

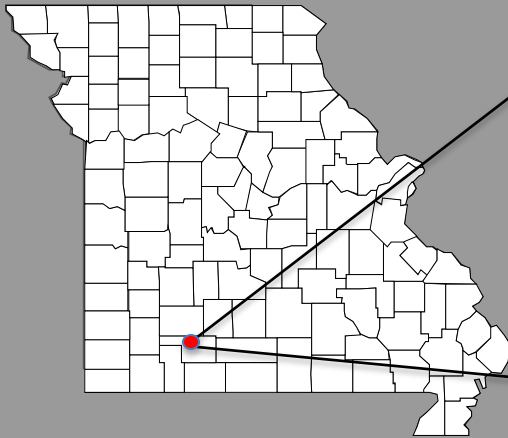
Senator Lincoln P. Hough, Chair

Date

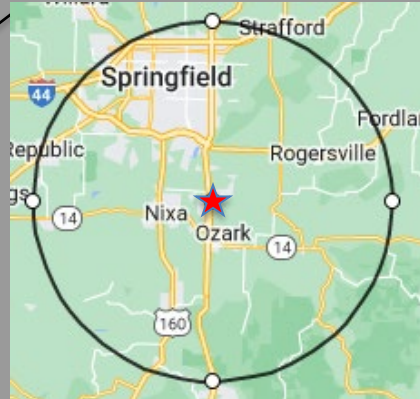
New Business

#6006 NS: *The Baptist Home DBA Baptist Homes of Ozark*

Establish 24-bed Skilled Nursing Facility



Location in Missouri



View of Service Area

Applicant: Baptist Homes & Healthcare Ministries (owner)
The Baptist Home DBA Baptist Homes of Ozark (operator)

Contact Person: Dr. Andrew Braams, 573-469-9445
abraams@bhbm.org

Location: 1625 W. Garton Rd
Ozark, 65271 (Christian County)

Cost: \$2,943,265

Appl. Rec'd: April 25, 2023
100 Days Ends: August 3, 2023 (30-Day Extension: September 2, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary.... 19 CSR 60-50.430(3)Documented
- Detailed Description..... 19 CSR 60-50.430(4)Documented
- Community Need..... 19 CSR 60-50.450(1)Documented
- Financial Feasibility 19 CSR 60-50.470(1-4).....Documented

#6006 NS: *The Baptist Home DBA Baptist Homes of Ozark*

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish a 24-bed skilled nursing facility (SNF)**. This project includes construction of two 8,243 square-foot buildings. Each building would house 12 private units. Construction would begin in August of 2023 and be completed in November of 2024.

The applicant stated that the public was made aware of the project by submitting an article within *The Christian County Headliner*. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. The application included four letters of support. No opposition has been expressed.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 53 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (2,665) and approved (15) ICF/SNF beds in the 15-mile radius (145 licensed beds were reported as unavailable.)

Unmet need = $(0.053 \times 65,048) - 2,680 = \mathbf{767 \text{ bed-need}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2021 through the 4th quarter of 2022 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **72.2%, 71.6%, 72.6%, 74.7%, 76.2%, and 78.4%**, respectively.

The applicants' projected utilization for years 2025, 2026, and 2027 is 50%, 90%, and 94%, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The applicant intends to use a \$1.4 million gift for 50% of the project. The remaining 50% is planned to come from donations and additional grants. The applicant submitted their assets to show that sufficient funds are available in case of a shortfall.

ADDITIONAL INFORMATION:

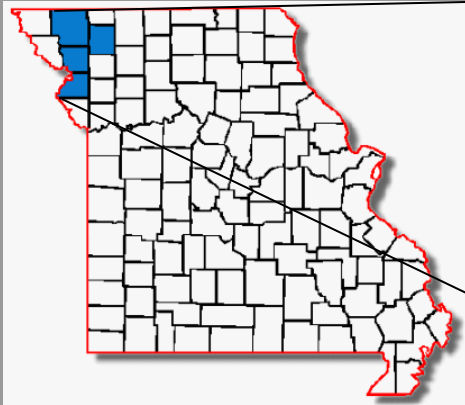
A moderate amount of additional information was required. A copy of the additional information provided by the applicant is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Christian	Baptist Home, The	1625 West Garton Rd	Ozark	65721	0	0	33	33	90.1%	87.0%	88.7%	90.6%	88.0%	3,036	2,643	87.1%	88.6%
Christian	Nixa Nursing & Rehab	1104 N Main St	Nixa	65714	0	82	0	82	63.3%	62.6%	61.2%	67.7%	74.7%	7,544	6,203	82.2%	68.6%
Christian	Ozark Nursing & Care Center	1486 North Riverside Rd	Ozark	65721	0	120	0	120	75.8%	78.4%	73.8%	72.1%	74.7%	8,648	6,661	77.0%	75.3%
Christian	Ozark Riverview Manor	1200 West Hall St	Ozark	65721	0	90	0	90	68.5%	65.1%	56.9%	60.8%	62.3%	8,280	5,081	61.4%	62.5%
Subtotal for Christian					0	292	33	325	71.7%	71.0%	66.9%	69.5%	72.4%	27,508	20,588	74.8%	71.1%
Greene	Birch Pointe Health and Rehabilitation	3705 S Jefferson Ave	Springfield	65807	0	120	0	120	90.5%	86.2%	86.6%	82.7%	86.9%	11,040	10,036	90.9%	87.3%
Greene	Brookhaven Nursing & Rehab	3405 West Mt Vernon	Springfield	65802	0	90	0	90	72.9%	75.9%	73.3%	73.8%	78.2%	7,452	6,593	88.5%	76.9%
Greene	Cox Medical Centers Meyer Orthopedic and Rehabilitation Hospital	3535 S. National Ave	Springfield	65807	0	28	0	28	38.6%	90.3%	65.4%	56.3%	58.5%	2,484	1,472	59.3%	58.4%
Greene	Glendale Gardens Nursing & Rehab	3535 East Cherokee	Springfield	65809	0	120	0	120	66.8%	65.8%	64.2%	67.7%	66.9%	11,040	8,092	73.3%	67.5%
Greene	James River Nursing and Rehabilitation	3550 East Battlefield	Springfield	65809	0	120	0	120	81.2%	69.3%	67.7%	68.7%	75.1%	11,040	9,069	82.1%	74.1%
Greene	Jordan Creek Nursing & Rehab (Temporary Closure Eff: 3/13/22)	910 South West Ave	Springfield	65802	0	0	0	0	61.6%	61.9%							61.7%
Greene	Magnolia Square Nursing and Rehab	1502 West Edgewood	Springfield	65807	0	120	0	120	65.5%	65.7%	65.7%	70.0%	69.1%	11,040	7,777	70.4%	67.7%
Greene	Manor at Elfindale, The	1707 West Elfindale St	Springfield	65807	0	100	0	100	91.7%	90.2%	89.2%	88.7%	89.2%	9,200	8,297	90.2%	89.9%
Greene	Maples Health and Rehabilitation, The	610 West Sunset St	Springfield	65807	15	120	0	120	66.5%	67.4%	70.3%	73.4%	75.8%	11,040	8,499	77.0%	71.7%
Greene	Maranatha Village, Inc	233 East Norton Rd	Springfield	65803	0	120	0	120	62.1%	67.3%	69.7%	74.0%	81.9%	11,040	9,146	82.8%	73.0%
Greene	Neighborhoods at Quail Creek, The	1514 West Lark	Springfield	65810	0	120	0	120	68.4%	69.0%	68.7%	66.0%	67.3%	11,040	7,252	65.7%	67.5%
Greene	Republic Nursing & Rehab	901 East Highway 174	Republic	65738	0	127	0	127	80.5%	73.4%	80.5%	90.9%	90.2%	11,040	9,963	90.2%	84.3%
Greene	Sonshine Manor	300 South Cottonwood Ave	Republic	65738	0	69	0	69	58.4%	61.9%	58.9%	61.3%	64.3%	6,348	3,964	62.4%	61.2%
Greene	Spring Valley Health & Rehabilitation Center	2915 S Fremont	Springfield	65804	0	194	0	194	66.8%	63.9%	66.6%	65.1%	72.6%	17,848	12,772	71.6%	67.8%
Greene	Springfield Rehabilitation & Health Care Center	2800 S Fort Ave	Springfield	65807	0	146	0	146	65.2%	61.7%	63.9%	62.9%	62.3%	13,432	9,319	69.4%	64.2%
Greene	Springfield Skilled Care Center	2401 W Grand St	Springfield	65802	0	120	0	120	87.9%	88.5%	90.5%	92.1%	89.0%	11,040	10,304	93.3%	90.2%
Greene	Springfield Villa	1100 East Montclair	Springfield	65807	0	146	0	146	39.1%	39.1%	50.2%	72.1%	66.0%	13,432	8,700	64.8%	55.2%
Greene	Sunterra Springs of Springfield	4935 S. National Ave	Springfield	65810	0	38	0	38	93.3%	96.7%	96.5%	94.0%	95.0%	3,496	3,403	97.3%	95.5%
Greene	Wilson's Creek Nursing & Rehab	3403 West Mt Vernon	Springfield	65802	0	172	0	172	82.6%	86.5%	80.7%	75.4%	75.7%	14,352	11,772	82.0%	80.4%
Greene	Woodland Manor	1347 East Valley Watermill R	Springfield	65803	0	180	0	180	90.9%	86.8%	93.0%	92.5%	92.3%	8,648	7,505	86.8%	90.4%
Subtotal for Greene					15	2,250	0	2,250	71.5%	71.0%	72.7%	74.7%	76.2%	196,052	153,935	78.5%	74.1%
Webster	Copper Rock Healthcare	712 Copper Rock Drive	Rogersville	65742	0	90	0	90	90.3%	88.4%	89.9%	90.7%	88.4%	8,280	7,306	88.2%	89.3%
Subtotal for Webster					0	90	0	90	90.3%	88.4%	89.9%	90.7%	88.4%	8,280	7,306	88.2%	89.3%
GRAND TOTALS:					15	2,632	33	2,665	72.2%	71.6%	72.6%	74.7%	76.2%	231,840	181,829	78.4%	74.3%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

Acquire Bi-Plane unit



Location in Missouri



View of Primary Service Area

Applicant: Heartland Regional Medical Center (owner)
Heartland Regional Medical Center DBA Mosaic Life Care (operator)

Contact Person: Tony Claycomb, 816-271-1312
Tony.claycomb@mymlc.com

Location: 5325 Faraon St.
St. Joseph, 64506 (Buchanan County)

Cost: \$3,179,802

Appl. Rec'd: April 27, 2023
100 Days Ends: August 5, 2023 (30-Day Extension: September 4, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3)Documented
- Detailed Description..... 19 CSR 60-50.430(4)Documented
- Community Need..... 19 CSR 60-50.440(1)Documented
- Financial Feasibility 19 CSR 60-50.470(2-4) ..Documented

#6005 HS: Heartland Regional Medical Center

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a new bi-plane unit**. It would be a new Phillips Azurion 7 B20. This unit will be housed on the first floor cardiac cath lab in the newly constructed neuro/cardio procedural suite. The applicant expects construction of the suite to begin in December of 2023 and installation of the new unit during February of 2025.

The public was notified of the project through an announcement in the *St. Joseph News-Press*. The application included three letters of support. No letters in opposition were received. The applicant noted within the application that there were no facilities in the service area to send a letter regarding the CON project to.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For new units, a minimum utilization standard normally applies. However, there currently is no minimum utilization standard for bi-plane equipment. At this time, the hospital does not currently offer these services and the closest unit is more than 60 minutes away. Most patients are transferred to another facility, and as of last year, Mosaic transferred approximately 150 thrombectomy patients.

The applicant stated the bi-plane will be used to do multiple procedures, including but not limited to thrombectomies, carotid stenting, and preventative angiograms.

The applicant broke utilization into two categories of procedures. For cardiac procedures, the applicant projects the number of procedures for the first three full years of operation to be 100 procedures each year, respectively. For neuro/IR procedures, the applicant projects the number of procedures for the first three full years of operation to be 30, 43, and 56 procedures, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

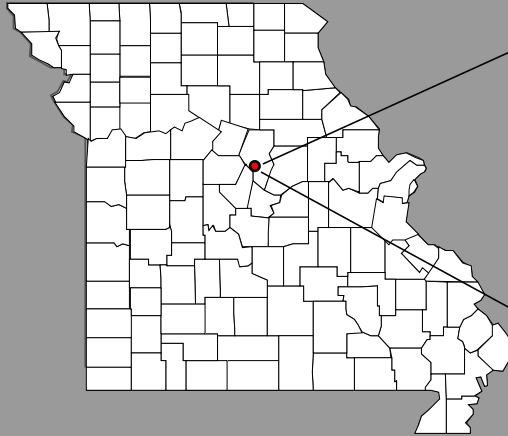
*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. The applicant provided an audited consolidated financial report documenting sufficient funds are available.

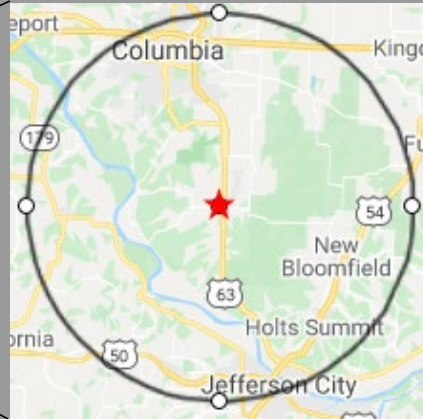
ADDITIONAL INFORMATION:

A small amount of additional information was required and is included with the electronic copy of the application on the CON website.

**Add 20 ALF beds and
14 SNF Beds**



Location in Missouri



View of Service Area

Applicant: Baptist Homes & Healthcare Ministries (owner)
Baptist Homes of Ashland (operator)

Contact Person: Dr. Andrew Braams, 573-469-9445
abraams@bhbm.org

Location: 5751 Baptist Home Avenue
Ashland, 65010 (Boone County)

Cost: \$102,000

Appl. Rec'd: April 28, 2023
100 Days Ends: August 6, 2023 (30-Day Extension: September 5, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3)Documented
- Detailed Description..... 19 CSR 60-50.430(4)Documented
- Community Need.....19 CSR 60-50.450(1)..Partially Documented
- Financial Feasibility 19 CSR 60-50.470(1-4)..Documented

#6018 DS: *The Baptist Home at Ashland*

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 20 assisted living facility (ALF) facility beds and 14 skilled nursing facility (SNF) beds to a future 20-bed ALF and a 40-bed SNF that was CON approved in March of 2021 (#5799 DS)**. This would be accomplished by modifying the original architectural plan and decreasing the overall cost of the building. Total square footage of the building increased from 49,124 to 52,280. After total project completion, the SNF would have 14 rooms licensed for two beds each and 26 rooms licensed for one bed each, and the ALF would have 18 rooms licensed for two beds each and four rooms licensed for one bed each.

The applicant expects construction to commence in July of 2023 and to be completed in July of 2024.

An announcement of the project was placed in the *Boone County Journal* making the public aware of the project. Letters regarding the CON proposal were sent to facilities within the applicant's 15-mile radius. Three letters of support and no letters of opposition have been received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **partially documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

For the SNF:

Where: S = Service-specific need rate of 53 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (1,032) and approved (80) ICF/SNF beds in the 15-mile radius (14 licensed beds were reported as unavailable.)

Unmet need = $(0.053 \times 30,291) - 1,112 = \mathbf{493\text{-bed need}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2021 through the 4th quarter of 2022 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **63.1%, 64%, 63.5%, 66.8%, 67.8%, 66.8%**, respectively.

The applicants' projected utilization of the 54 total SNF beds for years 2025, 2026, and 2027 is 59.2%, 83.3%, and 90.7%, respectively.

For the ALF:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (819) and approved (56) ALF/RCF beds in the 15-mile radius (14 licensed beds were reported as unavailable.)

#6018 DS: *The Baptist Home at Ashland*

Unmet need = $(0.025 \times 30,291) - 875 = \text{-117-bed surplus}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2021 through the 4th quarter of 2022 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **59.5%, 61.2%, 53.6%, 58.2%, 58.1%, and 58.5%** respectively.

The applicants' projected utilization of the 40 total ALF beds for years 2025, 2026, and 2027 is 60%, 85%, and 90%, respectively.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included a letter from First State Community Bank dated December of 2020 stating a loan was approved for \$12 million. Additionally, a Statement of Financial Position document was included showing that sufficient funds are available for this project.

ADDITIONAL INFORMATION:

Additional information was required from the applicant, and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Boone	Ashland Healthcare (Temporary Closure eff 4/7/2022)	300 South Henry Clay Blvd	Ashland	65010	0	0	0	0	43.7%	50.7%	53.0%						49.1%
Boone	Baptist Home at Ashland, The (CON App 30 ICF & 10 SNF on 3/1/21)	5751 Baptist Home Ave	Ashland	65010	40	0	0	0									
Boone	Bluffs, The	3105 Bluff Creek Dr	Columbia	65201	0	132	0	132	88.9%	90.7%	91.5%	93.0%	92.1%	12,144	10,924	90.0%	91.0%
Boone	Columbia Manor Care Center	2012 Nifong Blvd	Columbia	65201	40	52	0	52	76.1%	65.9%	74.7%	77.3%	76.3%	4,416	3,521	79.7%	74.9%
Boone	Columbia Post Acute	3535 Berrywood Drive	Columbia	65201	0	70	0	70	81.3%	86.2%	87.2%	92.7%	90.8%	6,440	6,110	94.9%	88.8%
Boone	Lenoir Health Care Center	3850 Cartwright Lane	Columbia	65201	0	100	0	100	78.1%	80.9%	78.9%	79.9%	83.9%	8,280	6,422	77.6%	79.8%
Boone	Neighborhoods Rehabilitation & Skills Nursing By Tigerplace, The	3003 Falling Leaf Court	Columbia	65201	0	120	0	120	63.4%	66.0%	67.9%	69.6%	71.0%	11,040	7,508	68.0%	67.6%
Boone	Parkside Manor	1201 Hunt Ave	Columbia	65202	0	120	0	120	50.3%	50.3%	51.4%	52.8%	51.5%	11,040	5,433	49.2%	50.9%
Boone	South Hampton Place	4700 Brandon Woods	Columbia	65203	0	100	0	100	54.0%	55.7%	49.1%	58.3%	61.6%	9,200	5,932	64.5%	57.2%
Boone	Tiger Place	2910 Bluff Creek Dr	Columbia	65201	0	0	112	112	52.8%	54.1%	52.9%	52.4%	52.0%	10,304	5,143	49.9%	52.4%
Boone	Villa at Blue Ridge, The (Repl Columbia Healthcare Ctr)	701 Blue Ridge Road	Columbia	65201	0	97	0	97	58.8%	58.0%	55.9%	59.7%	61.8%	8,924	5,614	62.9%	59.5%
Subtotal for Boone					80	791	112	903	64.9%	66.2%	66.1%	69.7%	70.2%	81,788	56,607	69.2%	67.6%
Cole	River City Living Community	3038 West Truman Blvd	Jefferson City	65109	0	87	0	87	43.7%	42.3%	38.5%	41.9%	46.3%	8,004	3,704	46.3%	43.2%
Cole	Stonebridge Oak Tree	3108 West Truman Blvd	Jefferson City	65109	0	42	0	42	63.4%	60.9%	56.2%	57.0%	62.1%	3,864	2,213	57.3%	59.5%
Subtotal for Cole					0	129	0	129	50.1%	48.4%	44.3%	46.8%	51.4%	11,868	5,917	49.9%	48.5%
GRAND TOTALS:					80	920	112	1,032	63.1%	64.0%	63.5%	66.8%	67.8%	93,656	62,524	66.8%	65.3%

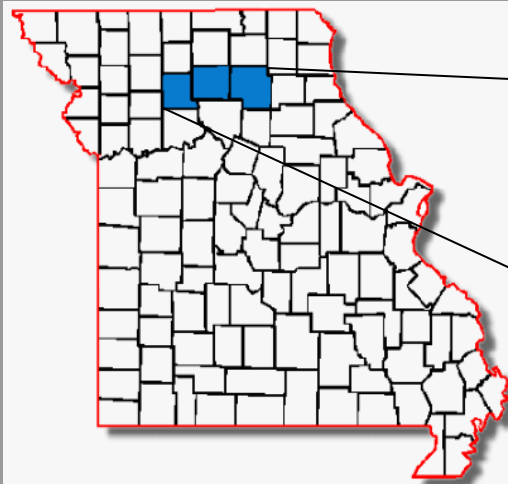
Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Boone	Ashland Villa - Assisted Living By Americare	301 South Henry Clay Blvd	Ashland	65010	0	72	0	72	33.6%	40.8%	65.5%	34.7%	30.5%	5,326	1,799	33.8%	39.2%
Boone	Baptist Home at Ashland, The (CON App 3/1/21)	5751 Baptist Home Ave	Ashland	65010	20	0	0	0									
Boone	Bluegrass Terrace	102 Redtail Dr	Ashland	65010	0	0	16	16	87.5%	100.0%	81.3%	81.3%	93.8%	1,472	1,380	93.8%	89.5%
Boone	Bluff Creek Terrace - Assisted Living By Americare	3104 Bluff Creek Dr	Columbia	65201	0	48	0	48	54.1%	84.8%	48.0%	47.5%	54.1%	4,416	2,234	50.6%	54.1%
Boone	Candlelight Lodge Retirement Center (closed 11/23/22)	1406 Business Loop 70 West	Columbia	65202	0	0	0	0	75.0%	61.0%	0.0%		49.6%				39.2%
Boone	Cedarhurst of Columbia	2333 Chapel Hill Road	Columbia	65203	0	127	0	127	52.8%	55.4%	56.6%	58.3%	61.5%	11,684	6,342	54.3%	56.5%
Boone	Colony Pointe - Assisted Living by Americare	1510 Chapel Hill Rd	Columbia	65203	0	59	0	59	75.9%	78.8%	82.2%	75.9%	68.5%	5,428	3,894	71.7%	75.5%
Boone	Harambee House, Inc	703 North Eighth St	Columbia	65201	0	0	15	15	87.1%	95.4%	97.9%	84.0%	95.0%	1,380	1,373	99.5%	93.2%
Boone	Lake George Assisted Living	5000 E Richland Rd	Columbia	65201	0	10	0	10	88.9%	88.9%	88.9%	88.9%	80.0%	920	644	70.0%	83.9%
Boone	Lenoir Manor	3801 Miller Dr	Columbia	65201	0	92	0	92	92.9%	90.0%	87.7%	88.5%	67.2%	8,464	5,593	66.1%	80.7%
Boone	Majestic Residences at Old Hawthorn (CON App 5/24/21)	38.929970,-92.255040	Columbia	65201	36	0	0	0									
Boone	Mill Creek Village-Assisted Living by Americare	1990 W Southhampton Drive	Columbia	65203	0	50	0	50	88.8%	83.5%	82.1%	83.4%	75.7%	4,600	4,048	88.0%	83.6%
Boone	Westbury Senior Living The (Opened 1/20/2022)	550 Stone Valley Parkway	Columbia	65203	0	66	0	66					71.1%	6,072	4,532	74.6%	72.9%
Subtotal for	Boone	Number of Units in Subtotal:	13		56	524	31	555	67.0%	69.7%	56.8%	65.3%	62.1%	49,762	31,839	64.0%	64.0%
Callaway	Summit Villa Lifecare	229 Karen Dr	Holts Summit	65043	0	50	0	50	37.2%	28.2%	30.8%	30.4%	41.0%	4,600	1,932	42.0%	35.0%
Callaway	Timbers, The	239 Karen Drive	Holts Summit	65043	0	50	0	50	63.0%	62.8%	68.8%	64.7%	62.0%	4,600	2,697	58.6%	63.3%
Callaway	Valley Park Retirement Center	355 Karen Dr	Holts Summit	65043	0	0	22	22	52.6%	90.4%	79.6%	81.8%	89.5%	2,024	1,472	72.7%	77.8%
Subtotal for	Callaway	Number of Units in Subtotal:	3		0	100	22	122	50.6%	53.6%	55.2%	53.7%	58.4%	11,224	6,101	54.4%	54.3%
Cole	Arbors at Westbrook Terrace - Alzheimer's Assisted Living By Americare	3409 North 10 Mile Dr	Jefferson City	65109	0	26	0	26	67.0%	67.8%	73.0%	74.6%	71.9%	2,392	1,688	70.6%	70.8%
Cole	Stonebridge Oak Tree	3108 West Truman Blvd	Jefferson City	65109	0	0	80	80	30.1%	28.2%	28.9%	25.2%	31.4%	7,360	2,482	33.7%	29.6%
Cole	Westbrook Terrace - Assisted Living E	3335 North Ten Mile Dr	Jefferson City	65109	0	36	0	36	38.6%	38.0%	38.9%	43.2%	39.1%	3,312	1,230	37.1%	39.2%
Subtotal for	Cole	Number of Units in Subtotal:	3		0	62	80	142	39.0%	37.9%	39.5%	38.8%	40.8%	13,064	5,400	41.3%	39.6%
GRAND TOTALS:		Number in State:	19		56	686	133	819	59.5%	61.2%	53.6%	58.2%	58.1%	74,050	43,340	58.5%	58.2%

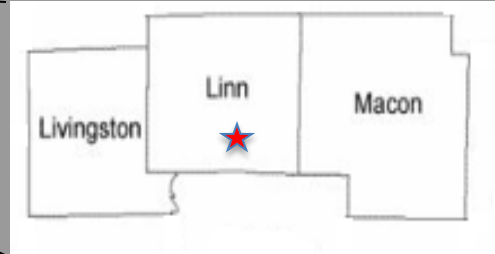
Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

#6011 HS: Pershing Memorial Hospital

Acquire MRI Unit



Location in Missouri



View of Service Area

Applicant: General John J. Pershing Memorial Hospital (owner/operator)

Contact Person: Karla Clubine, 660-258-1141
karla.clubine@phsmo.org

Location: 130 E. Lockling Ave
Brookfield, 64628 (Linn County)

Cost: \$1,628,509

Appl. Rec'd: April 28, 2023
100 Days Ends: August 6, 2023 (30-Day Extension: September 5, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) Documented
- Detailed Description..... 19 CSR 60-50.430(4) Documented
- Community Need.....19 CSR 60-50.440(1).....**Not Documented**
- Financial Feasibility 19 CSR 60-50.470(2-4) . Documented

#6011 HS: Pershing Memorial Hospital

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **purchase a new magnetic resonance imaging (MRI) unit**. The new MRI unit would be the Cannon Orian-Aero X.000 *Vantage Orian Aero X* located within the hospital and an area would be constructed to accommodate the equipment. The project includes equipment and construction necessary for the unit. Construction is set to commence in July of 2023 and finish in late October while installation of the new equipment is expected by mid-December 2023. The applicant states that the hospital currently utilizes a mobile MRI service that scans at the hospital one-half day a week and plans to discontinue once the new equipment is functional.

The applicant provided a copy of a public newspaper announcement posted in the *Linn County Leader* and the *Chillicothe Constitution – Tribune*. The applicant also sent a letter regarding the proposal to two hospitals in the service area. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Equipment and New Hospitals” was **not documented**.*

The applicant defined the primary service area as three counties: Linn, Macon and Livingston.

For new units, a minimal annual utilization standard of 2,000 procedures for existing MRIs in the service area applies. There is one permanent MRI in the primary service area. The applicant stated Hedrick Medical Center in Livingston County has a mobile unit that performs an estimated 1,500 scans, annually and Samaritan Hospital in Macon County has a full-time unit that performs an estimated 1,300 scans, annually. Based on the utilization of the one full time unit in the service area, the utilization standard is **not met**. The applicant’s mobile unit in years 2020, 2021 and 2022 has performed 143, 151, and 197 scans respectively.

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of procedures for the first three full years beyond project completion to be 360, 600, and 840 respectively.

#6011 HS: Pershing Memorial Hospital

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

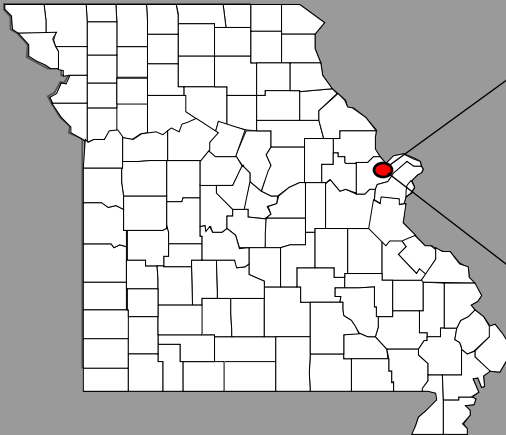
The application included a letter from Canon Medical Systems USA, Inc. outlining an 84-month lease term. The applicant also included an email from the U.S. Department of Health and Human Services, Health Resources and Services Administration, stating the applicant's eligibility to apply for \$1,100,000 in funding for the project, which is planned to go towards the lease term.

ADDITIONAL INFORMATION:

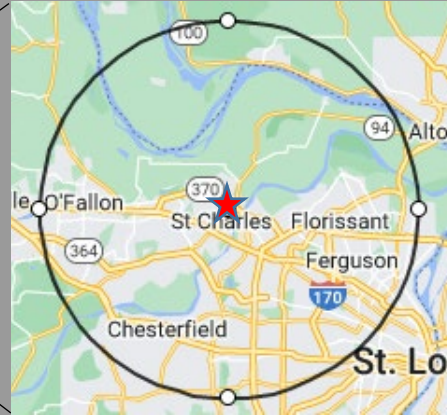
Additional information was required from the applicant and is included with the project application on the CON website.

#6015 NS: Windsor Estates of St. Charles

Add 15 Skilled Nursing Facility Beds



Location in Missouri



View of Service Area

Applicant: Windsor- St. Charles Property LLC (owner)
Windsor Estates of St. Charles SNAL LLC (operator)

Contact Person: Michael Levitt, 816-444-0900
mikel@tutera.com

Location: 2150 W. Randolph Street
St. Charles, 63301 (St. Charles County)

Cost: \$1,385,000

Appl. Rec'd: April 28, 2023
100 Days Ends: August 6, 2023 (30-Day Extension: September 5, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) Documented
- Detailed Description..... 19 CSR 60-50.430(4) Documented
- Community Need 19 CSR 60-50.450(1).....Documented
- Financial Feasibility..... 19 CSR 60-50.470(1-4) . Documented

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 15 skilled nursing facility (SNF) beds to an existing 66-bed SNF**. This project includes renovations of 8,375 square-feet within the current structure that were previously licensed for assisted living care. Fifteen ALF beds would be delicensed and converted to private SNF beds.

The applicant expects renovations to start in July of 2023, and be completed in September of 2023.

An announcement of the project was placed in the *St. Louis Post-Dispatch* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for “Long-Term Care” was **documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 53 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (9,061) and approved (481) ICF/SNF beds in the 15-mile radius (769 licensed beds were reported as unavailable.)

Unmet need = $(0.053 \times 180,925) - 9,542 = \mathbf{47 \text{ bed-need}}$

The Committee’s practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2021 through the 4th quarter of 2022 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **64.8%, 66.2%, 63.8%, 65.9%, 67%, and 68.4%**, respectively.

The applicant stated that utilization for the existing beds for years 2020, 2021 and 2022 was 70%, 70.7%, and 80.6% respectively. The applicant projects utilization for years 2024, 2025, and 2026 is 90.5%, 92.3%, and 92.6%, respectively.

In January of 2022, the SNF received a notice of noncompliance for an uncorrected Class II and new Class II violations for failure to follow

administration and resident care requirements. In October of 2022, the SNF received a notice of noncompliance for uncorrected Class II and uncorrected Class III violations for failure to follow construction standards, fire safety standards, physical plant, administration and resident care, dietary, and general sanitation requirements. In December of 2022, the SNF received a notice of noncompliance for an uncorrected Class II violation for failure to follow administration and resident care requirements. Between January and April of 2023, the SNF received a notice of noncompliance for uncorrected Class II violations, new Class II violations, uncorrected Class III violations, and new Class III violations in areas of physical plant, administration and resident care requirements, and resident rights. DHSS revisits were conducted and as of 6/1/23, the facility is in compliance with all regulations surveyed.

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included a letter from Tutera Senior Living & Health Care, L.L.C., an affiliate to the owner, and Southern Atlantic Re Inc., a parent company to the owner, documenting sufficient funds are available for the project.

ADDITIONAL INFORMATION:

Additional information was required from the applicant, and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
St Charles	Abbey Senior Health	206 North Main St	O'Fallon	63366	0	55	0	55	91.0%	89.8%	90.8%	88.1%	89.6%	5,060	4,460	88.1%	89.6%
St Charles	Delmar Gardens of O'Fallon	7068 South Outer 364	O'Fallon	63368	0	240	0	240	57.0%	56.0%	58.7%	58.1%	60.6%	22,080	12,853	58.2%	58.1%
St Charles	Frontier Health & Rehabilitation	2840 West Clay St	St Charles	63301	0	180	0	180	74.7%	65.0%	52.2%	63.9%	70.0%	13,524	9,185	67.9%	65.7%
St Charles	Garden View Care Center	700 Garden Path	O'fallon	63366	0	120	0	120	45.7%	42.6%	40.9%	44.4%	48.4%	10,672	4,441	41.6%	43.9%
St Charles	Ignite Medical Resort St. Peters (CON App 3/1/21)	38.794525,-90.592076	St. Peters	63376	91	0	0	0									
St Charles	Lewis and Clark Gardens	1221 Boones Lick Rd	Saint Charles	63301	0	142	0	142	57.6%	53.4%	57.5%	51.3%	51.1%	13,064	6,489	49.7%	53.4%
St Charles	Lutheran Senior Services at Breeze Park	600 Breeze Park Dr	St Charles	63304	0	81	0	81	86.6%	88.7%	90.7%	85.8%	81.1%	7,452	5,784	77.6%	85.1%
St Charles	McClay Senior Care	3801 McClay Rd	St. Peters	63376	0	60	0	60	88.4%	86.7%	86.7%	87.1%	88.3%	5,520	4,968	90.0%	87.9%
St Charles	Mount Carmel Senior Living - St Charles, LLC	723 First Capitol Dr	St Charles	63301	0	110	0	110	76.5%	83.3%	79.0%	82.3%	83.2%	10,120	8,160	80.6%	80.9%
St Charles	NHC Healthcare, St Charles	35 Sugar Maple Lane	St Charles	63303	0	120	0	120	62.3%	62.8%	61.5%	61.7%	62.9%	11,040	7,198	65.2%	62.7%
St Charles	St. Peters Manor Care Center	230 Spencer Rd	St Peters	63376	0	96	0	96	62.5%	72.2%	75.6%	73.6%	69.8%	8,832	6,634	75.1%	71.5%
St Charles	Sunterra Springs Dardenne Prairie	7275 State Highway N	Dardenne Prairie	63368	0	38	0	38	57.0%	49.3%	64.5%	65.2%	59.3%	3,496	1,972	56.4%	58.6%
St Charles	Villages of St Peters, The	5400 Executive Centre Pkwy	St Peters	63376	0	130	0	130	75.3%	80.7%	85.4%	86.5%	90.5%	11,960	10,640	89.0%	84.5%
St Charles	Windsor Estates of St Charles SNAL, LLC	2150 West Randolph St	St Charles	63301	6	66	0	66	79.4%	63.6%	66.2%	81.6%	86.8%	6,072	5,316	87.5%	77.6%
Subtotal for	St Charles	Number of Units in Subtotal: 14			97	1,438	0	1,438	67.5%	66.4%	66.7%	68.1%	69.7%	128,892	88,100	68.4%	67.8%
St Louis	Ackert Park Skilled Nursing and Rehabilitation Center	894 Leland Ave	University City	63130	0	130	0	130	39.3%	37.1%	35.3%	34.7%	38.0%	11,960	3,328	27.8%	35.3%
St Louis	Arbor Hills Nursing and Rehabilitation Center (Opened 1/19/2022)	800 Chambers Road	Ferguson	63135	0	150	0	150			7.9%	26.5%	26.7%	13,800	4,068	29.5%	22.7%
St Louis	Barnes-Jewish Extended Care	401 Corporate Park Dr	St Louis	63105	0	120	0	120	75.9%	64.3%	48.1%	51.2%	48.7%	7,052	5,186	73.5%	60.2%
St Louis	Bellefontaine Gardens Nursing & Rehab (Temporary Closure eff 4/8/2022)	9500 Bellefontaine Rd	St Louis	63137	0	0	0	0	45.4%	44.5%	0.0%						30.2%
St Louis	Bentleys Extended Care	3060 Ashby Rd	Overland	63114	0	72	0	72	59.9%	60.6%	66.9%	69.5%	68.8%	6,624	3,993	60.3%	64.3%
St Louis	Bentwood Nursing & Rehab	1501 Charbonier Rd	Florissant	63031	0	116	0	116	84.6%	69.0%	71.5%	75.8%	80.2%	10,120	7,981	78.9%	76.7%
St Louis	Brooking Park	307 South Woods Mill Rd	Chesterfield	63017	0	97	0	97	47.0%	47.5%	48.9%	55.7%	57.3%	8,096	4,477	55.3%	51.9%
St Louis	Christian Extended Care & Rehabilitation	11160 Village North Dr	St Louis	63136	0	60	0	60	86.3%	84.2%	81.9%	82.5%	80.7%	5,156	4,575	88.7%	84.0%
St Louis	Crescent Care (CON APPROVED 9/21/05)	12440, 12435, 12486 Devine Drive	St. Louis	63146	264	0	0	0									
St Louis	Crestwood Health Care Center, LLC	11400 Mehl Ave	Florissant	63033	0	150	0	150	88.8%	92.6%	95.3%	93.5%	93.7%	13,432	12,897	96.0%	93.3%
St Louis	Creve Coeur Manor	1127 Timber Run Dr	St Louis	63146	0	149	0	149	63.2%	61.2%	58.0%	52.1%	51.7%	13,708	7,353	53.6%	56.7%
St Louis	Crystal Creek Health And Rehabilitation Center	250 New Florissant Rd South	Florissant	63031	0	158	0	158	65.3%	66.2%	58.5%	68.5%	63.9%	14,536	10,292	70.8%	65.6%
St Louis	Delmar Gardens North	4401 Parker Rd	Black Jack	63033	0	240	0	240	74.3%	71.5%	69.9%	66.1%	64.8%	22,080	14,470	65.5%	68.7%
St Louis	Delmar Gardens Of Chesterfield	14855 North Outer 40 Rd	Chesterfield	63017	0	237	0	237	66.0%	64.6%	65.7%	70.9%	71.9%	21,804	16,231	74.4%	68.9%

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Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
St Louis	Delmar Gardens Of Creve Coeur	850 Country Manor Ln	Creve Coeur	63141	0	148	0	148	75.3%	83.1%	76.9%	82.8%	79.5%	12,144	9,411	77.5%	79.2%
St Louis	Delmar Gardens On The Green	15197 Clayton Rd	Chesterfield	63017	0	180	0	180	52.8%	53.3%	33.6%	49.4%	55.7%	16,560	9,024	54.5%	49.9%
St Louis	Delmar Gardens West	13550 South Outer 40 Rd	Town And Country	63017	0	321	0	321	54.5%	57.1%	56.5%	57.0%	57.4%	29,532	16,820	57.0%	56.6%
St Louis	Elizabeth House	12284 Depaul Dr	Bridgeton	63044	0	54	0	54	68.0%	74.4%	67.0%	69.8%	72.6%	4,968	3,516	70.8%	70.5%
St Louis	Estates of Hidden Lake, The (38 SNF beds CON App 3/2/20)	11728 Hidden Lake Dr	St Louis	63138	0	67	0	67	64.4%	67.6%	90.3%	82.0%	80.9%	6,164	4,674	75.8%	76.8%
St Louis	Estates of St Louis, LLC, The	2115 Kappel Dr	St Louis	63136	0	94	0	94	77.0%	77.0%	78.7%	84.5%	87.2%	8,648	7,224	83.5%	81.3%
St Louis	Fairmont on Clayton	7920 Clayton Rd	Richmond Heights	63117	0	0	90	90	76.7%	83.3%	85.6%	75.6%	78.9%	8,280	6,164	74.4%	79.1%
St Louis	Florissant Valley Health & Rehabilitation Center	1200 Graham Rd	Florissant	63031	0	98	0	98	69.0%	75.7%	77.1%	80.7%	86.0%	9,016	7,053	78.2%	77.8%
St Louis	Friendship Village Chesterfield	15250 Village View Drive	Chesterfield	63017	0	90	0	90	83.4%	83.8%	85.8%	87.9%	91.2%	8,280	7,805	94.3%	87.7%
St Louis	Garden View Care Center of Chesterfield	1025 Chesterfield Pointe Parkway	Chesterfield	63017	120	130	0	130	36.8%	37.7%	37.1%	41.0%	46.4%	11,960	5,556	46.5%	40.9%
St Louis	Healthbridge St. Louis	1201 Garden Plaza Dr	Florissant	63033	0	90	0	90	57.2%	55.1%	55.6%	55.6%	56.5%	8,280	5,098	61.6%	56.9%
St Louis	Heritage Care Center	4401 North Hanley Rd	St Louis	63134	0	120	0	120	88.6%	87.7%	86.9%	91.4%	92.6%	11,040	10,231	92.7%	90.0%
St Louis	Life Care Center of Bridgeton	12145 Bridgeton Square Dr	Bridgeton	63044	0	91	0	91	84.2%	87.9%	87.2%	77.0%	72.9%	8,372	6,333	75.6%	80.8%
St Louis	Mari De Villa Retirement Center, Inc	13900 Clayton Rd	Town and Country	63017	0	224	0	224	68.5%	67.7%	73.1%	62.1%	56.4%	10,948	7,471	68.2%	65.7%
St Louis	Mark Twain Manor	11988 Mark Twain Lane	Bridgeton	63044	0	120	0	120	49.5%	51.4%	51.5%	36.3%	36.3%	10,488	5,520	52.6%	46.2%
St Louis	Mason Pointe Care Center	13190 South Outer 40 Road	Chesterfield	63017	0	256	0	256	75.5%	82.3%	80.8%	80.2%	79.1%	14,260	10,711	75.1%	78.9%
St Louis	McKnight Place Assisted Living and Memory Care	Three McKnight Place	St Louis	63124	0	55	0	55	83.8%	88.4%	94.5%	97.3%	87.8%	4,231	4,022	95.1%	91.0%
St Louis	McKnight Place Extended Care	Two McKnight Pl	St Louis	63124	0	70	0	70	87.9%	89.8%	95.3%	97.7%	98.9%	5,522	5,471	99.1%	94.8%
St Louis	Mother of Good Counsel Home	6825 Natural Bridge Rd	St Louis	63121	0	114	0	114	92.3%	91.6%	98.2%	96.9%	96.2%	6,808	6,707	98.5%	95.6%
St Louis	NHC Healthcare, Maryland Heights	2920 Fee Fee Rd	Maryland Heights	63043	0	220	0	220	80.0%	80.8%	83.7%	86.5%	85.3%	20,240	17,478	86.4%	83.8%
St Louis	Normandy Nursing Center	7301 Saint Charles Rock Rd	St Louis	63133	0	116	0	116	33.8%	32.7%	44.8%	49.4%	55.5%	10,672	5,924	55.5%	45.3%
St Louis	Oak Knoll Skilled Nursing & Rehabilitation Center	37 N Clark Ave	Ferguson	63135	0	72	0	72	76.9%	76.5%	79.4%	81.2%	75.9%	6,624	5,125	77.4%	77.9%
St Louis	Oakwood Estates Nursing & Rehab	5303 Bermuda Drive	Normandy	63121	0	115	0	115	63.3%	70.0%	68.9%	71.5%	73.7%	9,936	7,698	77.5%	70.8%
St Louis	Parc Provence	605 Coeur De Ville Dr	St Louis	63141	0	140	0	140	82.0%	85.6%	81.2%	84.8%	76.8%	11,426	10,043	87.9%	82.9%
St Louis	Parkwood Skilled Nursing and Rehabilitation Center	3201 Parkwood Lane	Maryland Heights	63043	0	130	0	130	59.6%	57.3%	57.1%	60.6%	64.4%	11,868	7,400	62.4%	60.2%
St Louis	Pillars of North County Health & Rehabilitation Center, The	13700 Old Halls Ferry Rd	Florissant	63033	0	120	0	120	42.1%	32.0%	0.0%	36.5%	37.7%	11,040	6,012	54.5%	33.8%
St Louis	Quarters at Des Peres, The	13230 Manchester Rd	Des Peres	63131	0	147	0	147	86.3%	80.2%	78.8%	77.7%	81.2%	11,316	8,974	79.3%	80.6%
St Louis	Rancho Rehab and Healthcare Cente	615 Rancho Lane	Florissant	63031	0	120	0	120	60.9%	65.5%	75.4%	72.8%	75.9%	11,040	8,371	75.8%	71.1%
St Louis	River Crossing of Creve Coeur	11278 Schuetz Rd	St Louis	63146	0	120	0	120	61.3%	66.9%	78.2%	80.4%	80.1%	10,120	9,050	89.4%	75.9%
St Louis	SSM Depaul Health Center - Anna House	12284 Depaul Dr	Bridgeton	63044	0	52	0	52	88.0%	92.8%	91.2%	93.5%	90.8%	4,784	4,370	91.3%	91.3%

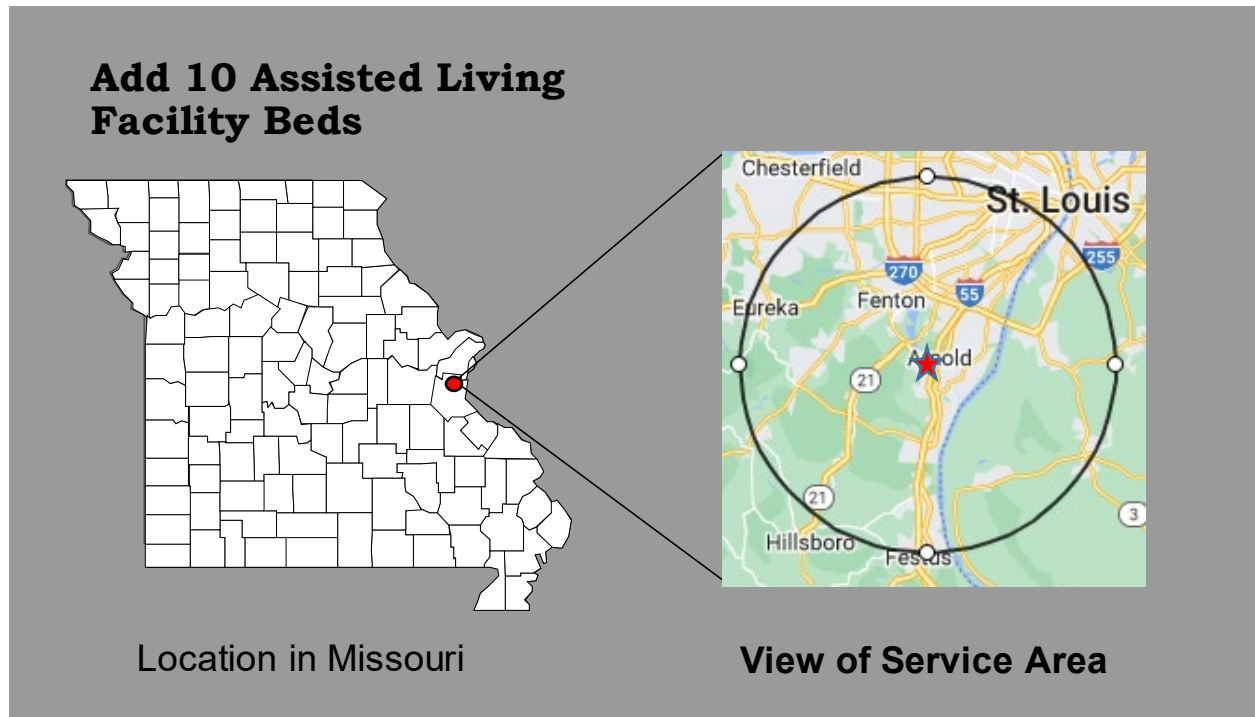
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Six-Quarter Occupancy of Hospital and Nursing Home Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %				
						SNF	ICF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
St Louis	St Agnes Home	10341 Manchester Rd	Kirkwood	63122	0	0	150	150	78.6%	82.0%	83.6%	80.9%	78.7%	9,476	7,304	77.1%	80.1%				
St Louis	St Johns Place	3333 Brown Rd	St Louis	63114	0	94	0	94	49.1%	47.0%	45.5%	46.7%	49.1%	8,648	4,681	54.1%	48.6%				
St Louis	St Louis Place Health & Rehabilitation	2600 Redman Rd	St Louis	63136	0	120	0	120	68.6%	73.9%	77.7%	53.0%	88.9%	7,360	6,518	88.6%	73.4%				
St Louis	St Sophia Health & Rehabilitation Center	936 Charbonier Rd	Florissant	63031	0	240	0	240	57.6%	59.5%	58.0%	67.1%	74.1%	19,136	14,660	76.6%	65.0%				
St Louis	Stonebridge Florissant	6768 North Highway 67	Florissant	63034	0	120	0	120	65.6%	70.0%	67.0%	68.4%	69.2%	11,040	8,197	74.2%	69.1%				
St Louis	Stonebridge Maryland Heights	2963 Doddridge Ave	Maryland Heights	63043	0	223	0	223	60.2%	61.6%	64.8%	67.4%	65.5%	20,516	13,241	64.5%	64.0%				
St Louis	Sunrise of Chesterfield	1880 Clarkson Rd	Chesterfield	63017	0	0	95	95	48.2%	45.2%	47.8%	50.7%	65.6%	8,740	4,772	54.6%	51.8%				
St Louis	Sunrise of Des Peres	13460 Manchester Rd	Des Peres	63131	0	0	102	102	57.8%	60.8%	62.4%	58.5%	57.8%	9,384	5,795	61.8%	59.8%				
St Louis	Surrey Place St Luke's Hospital Skille Nursing	14701 Olive Blvd	Chesterfield	63017	0	130	0	130	56.2%	53.3%	52.6%	52.5%	55.3%	11,040	6,853	62.1%	55.3%				
St Louis	Town and Country Health & Rehab	13995 Clayton Rd	Town and Country	63017	0	282	0	282	34.6%	75.1%	80.1%	63.8%	44.9%	16,192	9,265	57.2%	54.1%				
St Louis	U-City Forest Manor	1301 Partridge Ave	St Louis	63130	0	120	0	120	68.0%	68.8%	66.9%	74.0%	69.9%	10,856	7,158	65.9%	68.9%				
St Louis	West County Care Center	312 Solley Dr	Ballwin	63021	0	137	0	137	60.7%	73.3%	32.6%	35.2%	82.3%	5,152	4,082	79.2%	52.6%				
St Louis	Westchester House, The	550 White Rd	Chesterfield	63017	0	159	0	159	67.3%	64.7%	62.1%	44.4%	44.7%	14,352	5,579	38.9%	52.5%				
Subtotal for St Louis						Number of Units in Subtotal: 57			384	6,978	437	7,415	64.4%	66.5%	63.4%	65.6%	66.7%	614,827	422,212	68.7%	65.9%
St Louis City Hillside Rehab and Healthcare Center						1265 McLaran Ave				208	0	208	57.1%	56.3%	57.2%	58.3%	57.6%	19,136	11,395	59.5%	57.7%
Subtotal for St Louis City						Number of Units in Subtotal: 1			0	208	0	208	57.1%	56.3%	57.2%	58.3%	57.6%	19,136	11,395	59.5%	57.7%
GRAND TOTALS:						Number in State: 72			481	8,624	437	9,061	64.8%	66.2%	63.8%	65.9%	67.0%	762,855	521,707	68.4%	66.0%

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#6017 RS: Cedarhurst of Arnold Assisted Living & Memory Care



Applicant: Cedarhurst of Arnold Real Estate, LLC (owner)
Cedarhurst of Arnold Operator, LLC (operator)

Contact Person: Tina Bade, 314-884-3185
tbade@dover-development.com

Location: 2069 Missouri State Road
Arnold, 63010 (Jefferson County)

Cost: \$5,000

Appl. Rec'd: April 28, 2023

100 Days Ends: August 6, 2023 (30-Day Extension: September 5, 2023)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3)Documented
- Detailed Description..... 19 CSR 60-50.430(4)Documented
- Community Need..... 19 CSR 60-50.450(1)**Not Documented**
- Financial Feasibility 19 CSR 60-50.470(1-4) ..Documented

#6017 RS: Cedarhurst of Arnold Assisted Living & Memory Care

APPLICATION SUMMARY:

*The application summary was **complete**.*

PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 10 assisted living facility (ALF) beds to an existing 84-bed ALF**. This project does not require any new construction or renovations. The application states that this change will allow the facility to offer more cohabitating spaces. Ten rooms would become converted to semi-private. After project completion, there would be 72 private rooms and 11 semi-private rooms.

The applicant expects the beds to become licensed in August of 2023.

An announcement of the project was placed in the *Arnold-Imperial Leader* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+
P = Year 2025 population age 65+ in the 15-mile radius
U = Number of existing licensed (3,564) and approved (343) ALF/RCF beds in the 15-mile radius (310 licensed beds were reported as unavailable.)

Unmet need = $(0.025 \times 147,727) - 3,907 = \mathbf{-213 \text{ bed (surplus)}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2021 through the 4th quarter of 2022 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **67.4%, 71.3%, 62.8%, 68.6%, 68.9%, and 69.7%**, respectively.

The applicant stated that utilization for the existing beds for year 2022 was 73.1% respectively. The applicant projected utilization for years 2024, 2025, and 2026 to be 93.3%, 95.7%, and 97.8%, respectively.

In May of 2023, the facility received a notice of noncompliance for an uncorrected Class II violation in the area of fire safety standards.

#6017 RS: Cedarhurst of Arnold Assisted Living & Memory Care

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included financial statements to show that sufficient funds are available.

ADDITIONAL INFORMATION:

Additional information was required from the applicant, and is included with the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %				
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Jefferson	Autumn Ridge Residences	300 Autumn Ridge Dr	Herculaneum	63048	0	0	81	81	76.5%	74.9%	73.3%	2.4%	70.0%	7,452	5,428	72.8%	61.7%				
Jefferson	Cedarhurst of Arnold	2069 MO State Road	Arnold	63010	0	84	0	84	48.5%		0.0%		79.7%	7,728	6,176	79.9%	52.8%				
Jefferson	Colonial House of Crystal City (Closed 1/1/22)	26 Mississippi Ave	Crystal City	63019	0	0	0	0	26.1%								26.1%				
Jefferson	Colonial House Of Festus I (closed 12/12/22)	500 Sunshine Dr	Festus	63028	0	0	0	0	89.6%		0.0%		24.6%				34.7%				
Jefferson	Colonial House of Festus II (Re-opened 5/31/22)	129 Gray St	Festus	63028	0	0	20	20					58.0%	1,840	1,586	86.2%	72.1%				
Jefferson	Keaton Center	120 North Mill St	Festus	63028	0	16	0	16	83.6%	100.0%	100.0%	95.9%	100.0%	1,227	1,208	98.5%	96.0%				
Jefferson	Magnolia House	204 Grand Ave	Festus	63028	0	0	12	12	100.0%	100.0%	100.0%	100.0%	98.4%	1,104	1,058	95.8%	99.0%				
Jefferson	Meadowview Memory Care	555 Woodland Villas Ln	Arnold	63010	0	24	0	24	70.4%	88.9%	77.2%	83.7%	90.8%	2,208	1,829	82.8%	82.3%				
Jefferson	My Place Residential Care, L.C.	North Sixth St	Festus	63028	0	44	0	44	97.4%	94.7%	98.7%	97.5%	95.5%	4,048	3,886	96.0%	96.6%				
Jefferson	Pine Valley at the Woodlands	620 Woodland Meadows	Arnold	63010	0	48	0	48	53.1%	55.0%	54.3%	63.6%	63.8%	4,416	3,062	69.3%	59.9%				
Jefferson	Sunnyhill Residential Care Facility	134 Gray St	Festus	63028	0	0	20	20	90.0%	96.7%	98.8%	97.8%	88.4%	1,840	1,564	85.0%	92.8%				
Jefferson	Twin City Residential Care (Closed 2/1/22)	#1 Holding Lane	Crystal City	63019	0	0	0	0													
Subtotal for Jefferson						Number of Units in Subtotal: 12			0	216	133	349	67.6%	80.4%	54.1%	58.0%	74.5%	31,863	25,797	81.0%	69.3%
St Louis	Aberdeen Heights	505 Couch Ave	Kirkwood	63122	0	36	0	36	65.3%	65.2%	73.2%	72.1%	78.6%	3,312	2,676	80.8%	72.5%				
St Louis	Allegro	1055 Bellevue Avenue	Richmond Heights	63117	0	88	0	88	69.6%	71.9%	75.1%	78.1%	78.5%	8,096	6,505	80.3%	75.6%				
St Louis	Anthology of Clayton View	8825 Eager Road	St. Louis	63144	0	90	0	90	40.0%	35.7%	25.2%		29.6%	8,280	2,483	30.0%	32.1%				
St Louis	Anthology of Town & Country	1020 Woods Mill Rd	Town & Country	63017	0	95	0	95	50.0%	55.7%	61.8%	62.5%	66.7%	8,740	5,893	67.4%	60.7%				
St Louis	Applegate Retirement Home	1204 Telegraph Rd	St Louis	63125	0	0	38	38	88.6%	91.2%	92.0%	90.3%	90.6%	3,496	3,189	91.2%	90.7%				
St Louis	Ascension Living Sherbrooke Village	4005 Ripa Ave	St Louis	63125	0	88	0	88	53.4%	57.3%	54.0%	52.3%	47.8%	8,096	4,162	51.4%	52.7%				
St Louis	Assisted Living at Charless Village	5943 Telegraph Rd	St Louis	63129	0	18	0	18	83.3%	76.6%	82.2%	87.6%	92.8%	1,641	1,390	84.7%	84.6%				
St Louis	Avalon Memory Care	5342 Butler Hill Road	St Louis	63128	30	30	0	30	95.7%	87.5%	83.3%	87.0%	91.7%	2,300	2,208	96.0%	90.2%				
St Louis	Bethesda Hawthorne Place	1111 South Berry Road	St Louis	63122	0	66	0	66	83.8%	80.7%	83.7%	84.0%	84.4%	6,072	5,128	84.5%	83.5%				
St Louis	Brookdale West County	785 Henry Ave	Ballwin	63011	0	98	0	98	62.6%	66.1%	69.5%	64.5%	77.7%	8,832	5,704	64.6%	67.4%				
St Louis	Cape Albeon	3300 Lake Bend Dr	Valley Park	63088	0	100	0	100	100.0%	85.5%	76.0%	78.4%	73.9%	7,057	5,624	79.7%	81.4%				
St Louis	Cedarhurst of Des Peres	12826 Daylight Circle	St. Louis	63131	0	76	0	76	64.6%	73.3%	72.1%	79.9%	78.2%	5,520	3,916	70.9%	73.2%				
St Louis	Cedarhurst of Tesson Heights	12335 West Bend Dr	St Louis	63128	0	79	0	79	97.7%	82.5%	67.0%		77.2%	5,172	4,140	80.0%	80.4%				
St Louis	Clarendale Clayton (opened 12/30/2021)	7651 Clayton Road	Clayton	63317	0	98	0	98			9.0%	31.1%	34.4%	9,016	4,197	46.6%	30.5%				
St Louis	Dougherty Ferry Assisted Living & Memory Care	2929 Dougherty Ferry Road	Saint Louis	63122	0	110	0	110	45.0%		0.4%		41.1%	10,120	4,096	40.5%	31.9%				
St Louis	Family Partners Home LLC	232 Creve Coeur Ave	Saint Louis	63011	0	8	0	8	87.5%	80.0%	93.6%	91.9%	99.2%	736	726	98.6%	91.8%				
St Louis	Family Partners Manchester (Opened 6/4/21, licensed 12 beds)	351 Forest Summit Court	Manchester	63021	30	12	0	12	86.7%	96.6%	100.0%	100.0%	83.0%	1,104	1,065	96.5%	93.8%				
St Louis	Friendship Village Assisted Living & Memory Care (2)	12777 Pointe Dr.	St. Louis	63127	0	84	0	84	91.9%	94.0%	88.5%	91.8%	89.9%	7,380	6,644	90.0%	91.0%				
St Louis	Garden Villas of Meramec Valley (CO 1 Arbor Terrace App 3/5/18)		Fenton	63026	60	0	0	0													
St Louis	Garden Villas South	13457 Tesson Ferry Road	St Louis	63128	0	83	0	83	69.7%	70.9%	73.3%	74.8%	65.0%	6,992	4,700	67.2%	70.0%				
St Louis	Grande at Laumeier Park, The	12470 Rott Road	Sunset Hills	63127	0	98	0	98	75.1%	74.9%	64.7%	54.0%	47.6%	9,016	5,318	59.0%	62.5%				
St Louis	Laclede Commons	727 S Laclede Station Rd	St Louis	63119	0	242	0	242	77.6%	83.1%	80.0%	82.7%	90.5%	11,878	10,911	91.9%	84.3%				

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Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2021	4th Qtr 2021	1st Qtr 2022	2nd Qtr 2022	3rd Qtr 2022	4th Qtr 2022*			Average Occup %
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
St Louis	Lutheran Senior Services at Meramec 50 Meramec Trail Dr Bluffs		Ballwin	63021	0	100	0	100	95.4%	97.3%	95.6%	93.9%	92.4%	7,360	6,702	91.1%	94.3%
St Louis	Mari de Villa (CON App 11/4/19)	13900 Clayton Rd	Town and Country	63017	20	0	0	0									
St Louis	Marymount Manor	313 Augustine Rd	Eureka	63025	0	0	100	100	50.5%	48.2%	49.9%	47.4%	49.6%	4,232	2,228	52.6%	49.7%
St Louis	Mason Pointe Care Center (CON App 3/7/2022)	13190 South Outer 40 Road	Chesterfield	63017	24	62	0	62	98.4%	96.3%	99.1%	97.7%	94.8%	5,060	4,997	98.8%	97.4%
St Louis	Mattis Pointe-Assisted Living by Americare	4962 Mattis Road	St. Louis	63128	0	120	0	120	55.2%	54.8%	54.6%	53.7%	55.0%	11,040	6,160	55.8%	54.8%
St Louis	Mother Of Perpetual Help Residence, Inc	7609 Watson Rd	St Louis	63119	0	160	0	160	53.2%	57.1%	56.5%	54.1%	57.5%	14,720	8,591	58.4%	56.1%
St Louis	Nazareth Living Center	#2 Nazareth Lane	St Louis	63129	0	114	0	114	87.4%	90.5%	89.1%	94.0%	94.2%	10,488	9,513	90.7%	91.0%
St Louis	Richmond Terrace Assisted Living	1633 Laclede Station Rd	St Louis	63117	0	99	0	99	86.8%	84.1%	81.2%	75.4%	72.9%	7,084	5,023	70.9%	78.7%
St Louis	Southview Assisted Living	9916 Reavis Rd	Affton	63123	0	116	0	116	74.0%	71.8%	70.6%	71.5%	72.4%	10,672	7,770	72.8%	72.2%
St Louis	Sunrise of Webster Groves	45 East Lockwood	St Louis	63119	0	90	0	90	69.1%	74.8%	75.5%	67.8%	63.8%	8,280	4,717	57.0%	68.0%
St Louis	Sylvan House	30 Sherman Rd	St Louis	63125	0	0	40	40	80.0%	78.3%	85.0%	85.0%	85.0%	3,680	3,128	85.0%	83.0%
St Louis	Topwood Home, LLC (CON App. 11/10/22)	4 Topwood Dr	Manchester	63011	75	0	0	0									
St Louis	Vantage Pointe at Adworth Drive (CON App. 1/7/19)	1025 & 1031 Adworth Drive	Mehlville	63125	71	0	0	0									
St Louis	Westview at Ellisville Assisted Living	27 Reinke Rd	Ellisville	63021	0	99	0	99	0.6%	48.5%	16.2%	54.2%	50.7%	9,108	3,840	42.2%	34.6%
Subtotal for St Louis					310	2,559	178	2,737	67.5%	71.5%	63.3%	70.2%	68.1%	224,580	153,344	68.3%	68.1%
St Louis City	Benedict Joseph Labre Center	3863 Cleveland	St Louis	63110	0	0	15	15	79.2%	66.8%	60.7%	46.7%	49.5%	1,380	907	65.7%	61.4%
St Louis City	Carondelet Retirement Manor	6811 Michigan	St Louis	63111	0	0	33	33	96.2%	93.9%	98.0%	97.0%	98.5%	3,036	2,898	95.5%	96.5%
St Louis City	Chateau Ann Marie	7700 Minnesota Ave	St. Louis	63111	0	22	0	22	92.2%	84.4%	93.5%	100.0%	98.6%	1,472	1,472	100.0%	94.8%
St Louis City	Cherokee Residential Care Acquisition LLC	3409 Missouri Ave	St Louis	63118	3	0	30	30	100.0%	100.0%	98.5%	100.0%	100.0%	2,760	2,730	98.9%	99.6%
St Louis City	Holly Hills Retirement Home	6421 Minnesota	St Louis	63111	0	0	15	15	92.3%	88.5%	97.4%	92.3%	92.8%	1,196	1,058	88.5%	91.9%
St Louis City	Kasey Paige Assisted Living	3715 Jamieson Ave	St Louis	63109	0	0	111	111	92.9%	92.2%	87.4%	87.5%	80.1%	10,212	7,693	75.3%	85.9%
St Louis City	Silver Spur	3300 Texas Ave	St Louis	63118	0	37	0	37	100.0%	100.0%	99.1%	98.0%	99.1%	3,404	3,374	99.1%	99.2%
St Louis City	St Louis Hills Assisted Living and Memory Care	6543 Chippewa St	St Louis	63109	0	181	0	181	30.0%	29.4%	32.4%	36.6%	43.5%	16,376	7,488	45.7%	36.3%
St Louis City	St. Louis Altenheim (CON App. 11/10/22)	5408 South Broadway	St. Louis	63111	30	23	0	23	42.8%	46.4%	66.4%	41.5%	51.0%	2,116	1,188	56.1%	50.7%
St Louis City	The Riverview	5500 South Broadway	St. Louis	63111	0	0	11	11									
Subtotal for St Louis City					33	263	215	478	66.6%	65.6%	66.9%	67.1%	68.5%	41,952	28,808	68.7%	67.2%
GRAND TOTALS:						3,038	526	3,564	67.4%	71.3%	62.8%	68.6%	68.9%	298,395	207,949	69.7%	68.1%

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Previous Business

Previous Business

Item #1

#5795 HS: Kennett Hospital

Kennett (Dunklin County)

\$25,000,000, Involuntary forfeiture on CON to establish 49-bed primary care hospital

Contact Person: Melissa Upshaw, 214-422-2363, m.upshaw@platinummm.com

On September 14, 2020, a CON was issued to Mainstreet Health Ventures, LLC (owner) and Kennett Healthcare Affiliates, LLC (operator) to establish a 49-bed Primary Care Hospital at 1301 First Street, Kennett, MO 63857 with a project cost of \$25,000,000. The project would be accomplished by demolishing an existing medical building (previously Twin Rivers Regional Medical Center), and constructing a new 78,750 square-foot building. All inpatient rooms would be private.

On March 7, 2022, an owner change was approved. The owner name, Mainstreet Health Ventures, LLC remained the same, but the corporate structure behind the LLC change. Additionally, the applicant plans to renovate the existing structure instead of demolishing the entire building.

On March 27, 2023, the applicant requested a fifth extension due to loss of favorable financing terms. At the May 1, 2023 CON Meeting, the MHFRC denied the applicants request for a fifth extension, and therefore, this project was placed for an involuntary forfeiture. On May 2, 2023, CON staff sent the project contact person, Melissa Upshaw, a notice of possible forfeiture due to the failure to incur capital expenditure through above ground construction and the MHFRC denying their fifth extension request. The contact person did not acknowledge receipt of the possible forfeiture notice and has not submitted additional documentation at this time.

Extension Request History

Request Rec'd	Reason for Request	Decision
3/10/21	Financial issues	3/12/21-Extension to 9/14/21
10/12/21	Financial issues	11/8/21-Extension to 3/14/22
3/2/22	Financial issues & Owner change	3/7/22- Two Extensions to 3/14/23
3/27/23	Loss of financing	5/1/23- Extension denied

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

Item #2

#5653 RS: Turnleaf Villas Senior Community

Raytown (Jackson County)

\$5,090,000, Eighth extension on CON to establish 56-bed ALF

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On May 6, 2019, a CON was issued to Four Gem Homes, LLC (owner) and Labor Management Advisory Group (operator) to establish 56-bed assisted living facility (ALF) located at 5810, 5815, & 5823 Hunter Court, Raytown, MO 64133, at a cost of \$5,090,000. This would be accomplished in three phases through the construction of seven buildings totaling 36,390 square-feet. All units would be private. The application stated construction would commence in August of 2019 and be completed in May of 2020.

On May 24, 2023, a request was received for an eighth extension to November 6, 2023. The applicant stated that the owner was required to re-plat the 2.4 acres from 27 smaller lots to 4 larger lots. More time is needed to work on the architectural construction drawings, getting a construction permit, and obtaining construction financing. The applicant anticipates the need for two additional extensions. According to the last PPR, as of May 6, 2023, the applicant has incurred a total cost of \$376,993 in land acquisition costs.

Extension Request History

Request Rec'd	Reason for Request	Decision
1/27/20	Finalizing design to begin site work	1/28/20-Extension to 5/6/20
4/28/20	Finalizing design to begin site work	7/13/20-Two extensions to 5/6/21
4/9/21	Finalizing design to begin site work	5/24/21- Two extensions to 5/6/22
6/6/22	Finalizing design to begin site work	7/11/22- Two extensions to 5/6/23

Previous Business

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that **ALL** reports have been late in the past.

Item #3

#5705 RS: Mari de Villa

Town and Country (St. Louis County)

\$3,998,750, Seventh extension on CON to establish a 20-bed ALF

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On November 4, 2019, a CON was issued to Mari de Villa Retirement Center, Inc. (owner & operator) to establish a 20-bed assisted living facility (ALF) at 13900 Clayton Rd, Town and Country, MO 63017, at a cost of \$3,998,750. This would be accomplished by constructing a three story, 21,450 square-foot building with 16 private units and 2 semi-private units. The application stated construction would begin in April of 2020 and be completed in July of 2021.

On May 25, 2023, a request was received for a seventh extension to November 4, 2023. The applicant stated that **due to Covid-19 they have not been able to give this project any time or consideration**. More time is needed to modify plans for Town & Country approvals and plan and initiate the project, therefore, the applicant anticipates the need for two additional extensions. As of the last progress reporting May 4, 2023, the applicant has incurred a total cost of \$7,600.

Extension Request History

Request Rec'd	Reason for Request	Decision
5/28/20	Covid-19 pandemic delays	5/28/20-Extension to 11/04/20
9/29/20	Covid-19 pandemic delays	11/9/20- Two extensions to 11/4/21
10/12/21	Covid-19 pandemic delays	1/4/22- Three extensions to 5/4/23

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that all reports have been late in the past. At the January 4, 2022 CON Meeting, the applicant told the MHFRC that PPR's would be turned into the CON office by the due date, however PPR's are still submitted past due.

Item #4

#5706 NS: Mari de Villa

Town and Country (St. Louis County)

\$1,403,750, Seventh extension on CON to renovate/modernize a 224-bed SNF

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On November 4, 2019, a CON was issued to Mari de Villa Retirement Center, Inc. (owner & operator) to renovate/modernize a 224-bed skilled nursing facility (SNF) at 13900 Clayton Rd, Town and Country, MO 63017, at a cost of \$1,403,750. This would be accomplished by constructing a new two-story, 7,450 square-foot addition to be added to the Waterford Wing of the West building. There will be 19 private rooms added to the new addition. The application stated construction would begin in April of 2020 and be completed in July of 2021.

On May 25, 2023, a request was received for a seventh extension to November 4, 2023. The applicant stated that **due to Covid-19 they have not been able to give this project any time or consideration**. More time is needed to modify plans for Town & Country approvals and plan and initiate the project, therefore, the applicant anticipates the need for two additional extensions. As of the last progress reporting May 4, 2023, the applicant has incurred a total cost of \$7,600.

Extension Request History

Request Rec'd	Reason for Request	Decision
5/28/20	Covid-19 pandemic delays	5/28/20-Extension to 11/04/20
9/29/20	Covid-19 pandemic delays	11/9/20- Two extensions to 11/4/21
10/12/21	Covid-19 pandemic delays	1/4/22- Three extensions to 5/4/23

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that all reports have been late in the past. At the January 4, 2022 CON Meeting, the applicant told the MHFRC that PPR's would be turned into the CON office by the due date, however PPR's are still submitted past due.

Previous Business

Item #5

#5840 RS: Majestic Residences at Old Hawthorne

Columbia (Boone County)

\$6,648,303, Fourth extension on CON to establish 36-bed ALF

Contact Person: Joseph Greaves, 573-442-2727, joe.greaves@centraldevelopmentgroup.com

On May 24, 2021, a CON was issued to Central MO RAL, INC (owner/operator), to establish a 36-bed assisted living facility (ALF) to be located at 38.929970, -92.255040, Columbia, MO 65201, at a cost of \$6,648,303. This would be accomplished through construction of three, single story, 7,028 square-foot buildings. Each building would house 12 private units and be equipped for memory care services. The application stated that construction would commence in July of 2021 and be completed in October of 2022.

On May 26, 2023, a request was received for a fourth extension to November 24, 2023. The applicant stated the project has experienced several delays in securing material/construction costs and financing. The applicant is currently working to receive an acceptable terms sheet and commitment from the lender. The applicant is requesting no additional extensions at this time. According to the last PPR, as of May 24, 2023, the applicant has incurred a total cost of \$270,000.

Extension Request History

Request Rec'd	Reason for Request	Decision
11/24/21	Delays on financing and permits due to COVID-19	11/24/21-Extension to 5/24/22
6/6/22	Construction Delays	7/11/22- Extension to 11/24/22
12/26/22	Financing Delays	3/6/23- Extension to 5/24/2023

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

Item #6

#5707 RS: Poplar Bluff II – Assisted Living by Americare

Poplar Bluff (Butler County)

\$5,258,412, Seventh extension request on CON to establish 34-bed ALF

Contact Person: Heather Westenhaver, 573-422-5188, hwestenhaver@americareusa.net

On January 6, 2020, a CON was issued to Poplar Bluff Residential, LLC (owner/operator) to establish a 34-bed assisted living facility (ALF) at 36.764722, -90.446111, Poplar Bluff, MO 63901, at a cost of \$5,258,412. This would be accomplished through the construction of a single story, 24,685 square-foot building. Twenty-eight units would be for single-occupancy and six units would be for double-occupancy. The application stated construction would commence in 2nd quarter of 2020 and be completed in 2nd quarter of 2021. The applicant stated they would delicense 17 ALF beds from their existing facility, River Mist-Assisted Living by Americare. River Mist is less than two miles distance from the proposed site.

On June 1, 2023, a request was received for a seventh extension to January 6, 2024. The applicant is currently working on navigating through the city plan approval process and expects approvals in 3rd or 4th quarter of 2023 with site work beginning in 1st quarter of 2024. Therefore, one additional extension is anticipated at this time. According to the last PPR, as of January 6, 2023, the applicant has incurred a total cost of \$277,532.

Extension Request History

Request Rec'd	Reason for Request	Decision
7/27/20	Easement & zoning	7/27/20-Extension to 1/6/21
11/9/20	COVID-19 delays	1/4/21-Extension to 7/6/21
5/17/21	COVID-19 delays	7/12/21- Two extensions to 7/6/22
6/2/22	Zoning Delays	7/11/22- Two extensions to 7/6/23

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

Previous Business

Item #7

#5798 RS: Country Bluff Executive Senior Living

Powersite (Taney County)

\$4,000,000, Owner change on CON to establish a 70-bed RCF

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On September 14, 2020, a CON was issued to Key Executive Living, LLC (owner) and Country Bluff Executive Senior Living (operator) to establish a 70-bed residential care facility (RCF) at 3855 Fall Creed Road, Branson, MO 65601 with a project cost of \$4,000,000. A single-story, 16,900 square-foot building would be constructed. This project would be completed in two phases. Phase one includes construction of 40 RCF beds and phase two includes construction of the remaining 30 RCF beds. Upon total project completion the schematics show that 28 units would be private and 21 units would be semi-private. The application stated phase one of construction would commence in October of 2020 and be completed by April of 2021. The 40 RCF beds would be licensed by June 2021 and phase two of construction would begin 12 months afterwards.

On May 24, 2021, a site change was approved; the project site was changed to 2361 State Hwy VV, Powersite, MO 65731.

On June 6, 2023, a request was received for an owner change. The proposed owner would be Maskim Popov and is not affiliated with the current owner, Key Executive Living, LLC. The applicant submitted documentation that the new owner would buy out the property and the current operator will still be involved. The applicant was unable to provide that the new owner is registered to do business in Missouri.

Extension Request History

Request Rec'd	Reason for Request	Decision
4/20/21	Site change	4/21/21-Extension to 9/14/21
7/30/21	Architectural delays	9/14/21- Two Extensions to 9/14/22
11/10/22	Construction delays	11/10/22- Two Extensions to 9/14/23

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

Item #8

#5763 DT: Ratliff Care Center & Sprigg Street Manor

Cape Girardeau (Cape Girardeau County)

\$2,722,000, Voluntary forfeiture on CON to renovate/modernize existing 46-bed SNF & 15-bed RCF (convert RCF to ALF)

Contact Person: Thomas R. Piper, 573-230-5350, macquest@mac.com

On March 23, 2020, a CON was issued to Carlos E. and Emmagene Ratliff (owners) & Ratliff Enterprises, LLC (operator), to renovate and modernize Ratliff Care Center & Sprigg Street Manor, a 46-bed skilled nursing facility (SNF) and 15-bed residential care facility (RCF) located at 701-717 North Sprigg Street, Cape Girardeau, MO 63701, at a project cost of \$2,722,000.

One June 6, 2023, CON staff sent the applicant a forfeiture notice due to noncompliance with capital expenditure requirements. On June 7, 2023, the applicant submitted a request for a voluntary forfeiture. The applicant is no longer pursuing this project due to economic change and preserves the right to apply for a new CON in the future.

Management Issues

CON Non-Applicability Letters Issued
April 6, 2023 - June 15, 2023
(Sorted by issue date)

Project Information					Decription		Dates	Decision	Applicant	
Number	Project Name				Proposed Activity		LOI Rec'd	Issue Date	Owner Name	Phone No.
	Address	City	Zip		County	Original Proj Cost		Decision	Operator Name	
602	RA	Assisted Living at Homestead			Renovate/Modernize 36-bed ALF		01/20/2023	04/14/2023	WSPT Hickory View Investors V, LLC	
		1481 Marbach Dr	Washington	63090	Franklin	\$485,264		Not Applicable	Homestead Operator. LLC	
602	RA	Pine Lodge Residential Care Facility			Add 2 RCF beds (10/10%)		04/12/2023	05/05/2023	MCO Properties, LLC	
		967 N Maple St	Buffalo	65622	Dallas	\$0		Not Applicable	Chelsey Ownby & Marcus Ownby	
602	RA	Carondelet Retirement Manor			Add 3 RCF beds (10/10%)		05/22/2023	06/02/2023	CEDA Properties, LLC	
		6811 Michigan Ave.	St. Louis	63111	St. Louis	\$3,000		Not Applicable	Missouri Residential Care, LLC	
Total Non-Applicability		3								

Type of Project: H-Hospital R-Residential Care/Assisted Living
N-Skilled Nursing/Intermediate Care A-
Applicability

LOI Rec'd. - Letter of Intent
Received
Issue Date - Letter signed by C

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
July 24, 2023

Tentative Agenda

A. New Business

1. #5996 HT: SoutheastHealth
Cape Girardeau (Cape Girardeau County)
\$2,165,236, Replace MRI
2. #6027 HT: Centerpoint Medical Center
Independence (Jackson County)
\$2,256,130, Replace catheterization lab
3. #6021 HT: St. Luke's Hospital of Kansas City
Kansas City (Jackson County)
\$1,244,000, Replace CT

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
August 21, 2023

Tentative Agenda

**Application deadline for this review cycle is July 10, 2023.*

Missouri Health Facilities Review Committee
Certificate of Need Meeting
September 11, 2023
Location & Time TBD

Tentative Agenda

A. Committee Business

1. Review and Perfect Agenda
2. Approve Minutes

B. New Business

1. #6031 HS: Emergency Care Hospital - Independence
Independence (Jackson County)
\$24,401,000, Establish 3-bed emergency care hospital
2. #6032 HS: Emergency Care Hospital – Northland
Kansas City (Clay County)
\$36,922,650, Establish 3-bed emergency care hospital
3. #6029 NS: Lakeview Post Acute
Florissant (St. Louis County)
\$400,000, Add 30 SNF beds
4. #6030 RS: Zebra Hitch Senior Living
Lee’s Summit (Jackson County)
\$42,000,000, Establish 134-bed ALF
5. #6033 HS: Missouri Baptist Medical Center
St. Louis (St. Louis County)
\$2,466,602, Acquire robotic surgery unit (neuro OR)
6. #6035 RS: The Baptist Home, Chillicothe
Chillicothe (Livingston County)
\$199,909, Add 34 ALF beds
7. #6034 RS: The Baptist Home at Ashland RCF
Ashland (Boone County)
\$0, Establish 12-bed RCF
8. #6008 RS: St. Louis Assisted Living Solutions, LLC
Wentzville (St. Charles County)
\$2,791,000, Establish 16-bed ALF

C. Previous Business

D. Management Issues

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.

The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.

Missouri Health Facilities Review Committee
Certificate of Need Expedited Ballot Meeting
September 21, 2023

Tentative Agenda

**Application deadline for this review cycle is August 10, 2023.*

Incomplete Projects Report
(sorted by Approval Date)

Number		Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
101	NS	Garden View of Chesterfield Establish 240-Bed SNF	St. Louis	St. Louis	06/26/1986	\$11,735,000	79%		06/12/91: Transfer of ownership approved (former Barnes Continuing Care Corp.) 1/92: Project reported at 79% complete. 130/240 beds licensed
376	NS	Frene Valley Geriatric & Rehab Center Replace 30 SNF beds	Hermann	Gasconade	06/21/2005	\$2,000,000	5%		1/9/23: Contact Correction. Previously was Tom Vaughn <tom.vaughn@huschblackwell.com>
381	NS	Crescent Care, LLC Replace 264-bed SNF	St. Louis	St. Louis	09/21/2005	\$18,198,322	4%		Facility to be replaced: Tower Village (264-bed SNF) Blair Ave., St. Louis 63107, St. Louis City 11/20/06: Second extension 03/26/07: Third extension 12/03/07: Fourth extension 06/02/08: Fifth extension 12/08/08: Sixth extension 2009: Applicant documented above ground construction in 2009. 04/03/23: Contact Person updated. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
405	RS	Chateau Girardeau Add 18 ALF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/2007	\$2,629,629	50%		05/09: 11 of 18 beds are complete and licensed. 4/3/23: Contact Person Change. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
417	RS	MH-Brookview, LLC (prev. Mackenzie) Establish 44-bed ALF	Maryland Heights	St. Louis	03/31/2008	\$7,300,000	5%		06/01/09: Change of owner/operator to MHBrookview LLC, change of site, and reduction in project cost. 01/09/12: Multiple ext. to 03/30/12. 02/04/13: CON modified from 77-bed to 44 and \$12,597,650 to 7,300,000.
430	RS	The Gardens at Barry Road Add 148 ALF beds	Kansas City	Platte	02/02/2009	\$27,000,000	20%		05/10/10: 2nd ext. to 08/01/10 09/13/10: 3rd ext. to 02/01/11 05/09/11: 4th ext. to 08/01/11 09/12/11: 5th ext. to 03/12/12. Owner/operator changed to BSLC II. 10/04/11: Closed on financing 09/26/11. 2/21/14: 40 beds licensed
447	NP	Columbia Manor Care Center Purchase 40 SNF beds- Expansion	Columbia	Boone	03/24/2010	\$2,924,500	0%		3/24/23: Rcvd Contact Correction. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>

Incomplete Projects Report
(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
451 RS	Shelbourne Senior Living (Previously Establish 51-bed ALF	Chesterfield	St. Louis	07/12/2010	\$14,400,000	68%		1/24/11: 1st ext to 7/11/11 9/12/11: 2nd ext. to 1/12/12 5/7/12: 3rd ext. to 9/12/12 10/15/12: 4th ext. to 3/12/13 1/4/16: Multiple exts to 3/12/16 & operator change (prev Chesterfield Senior Care, LLC) 5/2/16: 11th ext to 9/12/16 & owner change (prev Vision Ventures, LLC), operator change (Prev. Cove Senior Care, LLC) & site change (prev 17655 Wild Horse Creek Rd) 3/6/17: MHFRC changed numbering of exts. & approved 2nd & 3rd ext to 9/12/17 11/6/17: 4th & 5th exts to 9/12/18 & site change (Pr16580 Wild Horse Creek Road) 11/9/18- 6th & 7th ext to 9/12/19. 11/4/19-8th & 9th Ext to 9/12/20, Rich Hill stated cap exp by 9/2020, they will voluntarily forfeit the 7/13/20-10th ext to 3/12/21 10/31/22-8/26/22: admin change to address, was 1 Chesterfield Parkway 11/10/22: C/O approved was \$8,213,069
473 RS	Avalon Memory Care LLC Establish 60-bed ALF	St. Louis	St. Louis	03/05/2012	\$5,399,868	60%		08/24/12: 1st ext. to 03/05/13. 05/06/13: 2nd extension to 09/05/13. 09/09/13: 3rd extension to 03/05/14. 03/10/14: 4th extension to 09/05/14. 09/08/14: 5th extension to 03/05/15. 03/02/15: 6th extension to 9/5/15
477 NT	The Maples Health and Rehabilitation Replace 135-bed SNF	Springfield	Greene	07/09/2012	\$12,053,505	89%		Facility is licensed for 120 beds. Phase II of plan is complete
484 RS	Community Care Center of Union, LLC Establish 20-bed ALF	Union	Franklin	01/07/2013	\$2,847,650	2%	01/07/2024	07/06/14: Letter of possible forfeiture sent. 07/07/14: 1st ext to 1/7/14 07/24/14: 2nd & 3rd ext & change of owner approved. Prev owner: Union Health Properties, LLC. 5/4/15 4th ext. to 7/7/15 9/14/15 5th ext to 1/7/16 5/2/16 6th ext to 7/7/16 11/7/16 7th ext. to 1/7/17 3/6/17: 8th & 9th ext to 1/7/18 1/8/18: 10th & 11th ext to 1/7/19 1/7/19: 12th & 13th ext. to 1/7/20 & operator change. Prev. Benchmark Healthcare of Union, LLC 3/2/20: 14th & 15th ext to 1/7/21 3/1/21-16th & 17th ext to 1/7/22 3/7/22: 18th & 19th Ext to 1/7/23 3/6/23 20th & 21st Ext to 1/7/24

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
502 RS	Benton House of Staley Hills Establish 95-bed ALF	Kansas City	Clay	05/05/2014	\$10,200,000	92%		12/12/14: 1st ext 7-13-15 2nd ext to 11-5-15 3/7/16-3rd ext to 5/5/16 7/11/16 4th ext to 11/5/16
509 RS	The Gables at Brady Circle Establish 80-bed ALF	St. Louis	St. Louis	11/03/2014	\$1,625,000	95%		5/3/15-1st ext to 11/3/15
509 HS	Homer G. Phillips Memorial Hospital Establish 3-bed hospital	St. Louis	St. Louis	11/03/2014	\$13,125,497	99%		03/02/15: Site change approved. Originally SE Corn 25th St & N Market St., St. Louis 5/22/15: 1st ext to 11/3/2015 9/14/15: Cost overrun, orginally \$6,853,528 1/4/16: 2nd ext to 5/3/16 9/16/16: 3rd & 4th ext to 5/3/17 11/6/17: 5th & 6th ext to 5/3/18 7/12/21: C/O approved, was 8,348,640 9/14/21-Operator change approved, was Northside Urgent Care Hospital, Inc. 4/7/22-admin change made to owner name, prev: Northside Urgent Care Property, LLC 5/10/23: Email about change of address number - a change on certificate
512 RS	Waterford Establish 88-bed ALF	St. Louis	St. Louis	03/02/2015	\$15,000,000	99%		9/17/15 first extension granted. 7/11/16 second extension granted 1/11/17 third extension granted to 3/2/17 88 beds licensed as of 4/21/22
520 RS	St. Louis Altenheim ALF Memory Care Establish 30 bed ALF	St. Louis	St. Louis	09/14/2015	\$2,485,000	76%		9/1/22: Contact Correction Person rec'd. Originally Hill <rhill@lashlybaer.com>
523 DS	Copper Rock Village Establish 90-bed SNF and 60-bed ALF	Rogersville	Webster	01/04/2016	\$17,063,685	71%		7/22/16-1st ext to 1/4/17 3/6/17: 2nd & 3rd ext to 1/4/18 3/5/18: 4th & 5th ext to 1/4/19 1/10/23: Contact update. Contact was Thomas Vaughn <tom.vaughn@huschblackwell.com>
532 RS	Palestine Legacy Residences Establish 39-bed ALF	Kansas City	Jackson	11/07/2016	\$5,471,250	0%	11/07/2023	1/29/18-1st ext. to 11/7/17 3/5/18: 2nd & 3rd ext. to 11/7/18 3/4/19: 4th & 5th ext to 11/7/19 5/6/19- site change approved, prev location was 3 Benton Boulevard, project cost decreased from 9,259,235 11/4/19-6th & 7th ext to 11/7/20. 11/9/20- 8th & 9th ext to 11/7/21. 11/8/21: 10th & 11th ext to 11/7/22

**Incomplete Projects Report
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
541	RS Veterans for Senior Living, LLC Establish 60-bed ALF	Springfield	Greene	03/06/2017	\$8,657,500	75%		9/26/17-1st ext to 3/6/18 3/5/18: 2nd & 3rd ext. to 3/6/19 5/6/19- 4th & 5th ext to 3/6/20 7/13/20-6th & 7th ext to 3/6/21
543	RS Springhouse Village Establish 85-bed ALF	Rogersville	Greene	05/01/2017	\$13,582,500	0%	05/01/2024	11/9/17-1st ext to 5/1/18 9/10/18-2nd & 3rd ext to 5/1/19 5/6/19- 4th & 5th Ext to 5/1/20 7/13/20-6th & 7th ext to 5/1/21 5/24/21-8th, 9th & 10th ext to 11/1/22 2/23/22-Contact person changed from Thomas R. 11/10/22: 11th, 12th, & 13th ext to 5/1/24
544	RS Mount Carmel Senior Living Establish 10-bed ALF	O'Fallon	St. Charles	07/10/2017	\$1,607,270	50%		1/17/18-1st ext to 7/10/18 7/18/18-2nd & 3rd ext to 7/10/19 7/8/19: 4th & 5th ext to 7/10/20 7/13/20-6th ext to 1/10/21 3/1/21-7th ext to 7/10/21, decreased number of b from 32
549	HA Farmington Hospital and Behavioral Establish 48-bed Psychiatric Hospital	Farmington	St. Francois	11/06/2017	\$756,005	62%		
549	NA Farmington Nursing Center Establish 101-bed SNF	Farmington	St. Francois	11/06/2017	\$505,005	63%		NA Letter re-issued on 4/11/2019, previously to establish 65-bed SNF
550	RS Essex Manor, LLC Establish 50-bed RCF	Essex	Stoddard	11/06/2017	\$302,000	98%		7/30/18-1st Ext to 11/6/18 11/9/18-2nd & 3rd ext to 11/6/19 11/4/19-4th ext to 5/6/20 7/13/20-5th & 6th ext to 5/6/21 5/24/21-7th & 8th ext to 5/6/22 9/12/22- 9th Ext to 11/06/22, Owner and Op char approved; previously Essex Manor, LLC (owner&operator); project cost decreased to \$302
553	NA Windsor Estates of St. Charles Add 6 SNF beds	St. Charles	St. Charles	11/13/2017	\$96,544	90%		
555	RS Garden Villas of Meramec Valley Establish 60-bed ALF	Fenton	St. Louis	03/05/2018	\$14,580,000	0%	03/05/2024	4/30/19-1st ext to 3/5/19 7/8/19: 2nd & 3rd ext to 3/5/2020 3/2/20: 4th ext to 9/5/20 1/4/21: 5th & 6th exts to 9/5/21 11/8/21: 7th & 8th exts to 9/5/22 11/10/22: 9th, 10th, & 11th ext to 3/5/24

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
558 RS	Lake Parke Senior Living Add 24 RCF beds	Camdenton	Camden	07/18/2018	\$1,305,000	5%	07/18/2023	2/27/19-1st Ext to 7/18/19 9/9/19-2nd & 3rd Ext to 7/18/20 7/13/20-4th & 5th ext to 7/18/21 9/14/21-6th & 7th ext to 7/18/22 7/11/22- 8th & 9th ext to 7/18/23
566 RS	Vantage Pointe at Adworth Drive Establish 71-bed ALF	Mehlville	St Louis	03/04/2019	\$14,553,243	0%	09/04/2023	11/18/19-1st Ext granted to 3/4/2020 3/2/20-2nd & 3rd Exts granted to 3/4/2021 5/24/21-4th & 5th Exts granted to 3/4/22 3/7/22:6th Ext to 9/4/22 9/12/22: 7th & 8th Ext to 9/4/23
566 RS	Family Partners Manchester Establish 24-bed ALF	Manchester	St Louis	03/04/2019	\$3,465,085	90%		7/8/19: operator, site change & cost overrun approved prev operator: Family Partners Ballwin LLC. Prev site 15054 Clayton Road, Ballwin MO 63017. prev cost \$2,935,085. 8/28/19: Staff granted 1st Ext to 3/04/2020. 3/2/20: 2nd ext to 9/4/20 9/14/20-3rd ext to 3/4/21 2/1/23- admin change made to CON, removed FPB II LLC as owner
566 HS	Cox Monett Hospital New/Replace 25-bed Hospital	Monett	Barry	03/04/2019	\$44,803,200	99%		9/6/19-granted 1st extension to 3/4/2020 *Contact person changed 10/18/22, was Christopher Breite
565 RS	Turnleaf Villas Senior Community Establish 56-bed ALF	Ray town	Jackson	05/06/2019	\$5,090,000	0%	05/06/2023	1/28/20-1st Ext to 5/6/20 7/13/20-2nd & 3rd ext to 5/6/21 5/24/21-4th & 5th ext to 5/6/22 7/11/22- 6th & 7th ext to 5/6/23
570 RS	The Preserve Village Establish 105-bed ALF	Branson	Taney	09/09/2019	\$15,806,500	1%	09/09/2023	4/28/20- 1st Ext granted to 9/9/20 11/9/20- 2nd & 3rd exts to 9/9/21 11/8/21- 4th & 5th exts to 9/9/22 2/23/22-Contact person changed from Thomas R. 9/12/22: 6th & 7th ext to 9/9/23
570 NS	Mari de Villa (SNF) Renovate/Modernize 224-bed SNF	Town and Country	St. Louis	11/04/2019	\$1,403,750	0%	05/04/2023	5/28/20: 1st ext req 11/04/20 11/9/20: 2nd & 3rd ext to 11/4/21 1/4/22: 4th, 5th & 6th ext to 5/4/23
571 RS	Springhouse Village Add 20-ALF beds	Rogersville	Greene	11/04/2019	\$2,125,550	0%	05/04/2024	5/29/20: 1st ext to 11/04/20 11/9/20: 2nd ext to 5/4/21 5/24/21-3rd, 4th & 5th ext to 11/4/22 2/23/22-Contact person changed from Thomas R. 11/10/22: 6th, 7th, & 8th ext to 5/4/24

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
570 RS	Mari de Villa (ALF) Establish 20-bed ALF	Town and Country	St. Louis	11/04/2019	\$3,998,750	0%	05/04/2023	5/28/20: 1st ext req 11/04/20 11/9/20: 2nd & 3rd ext to 11/4/21 1/4/22: 4th, 5th & 6th ext to 5/4/23
570 RS	Newbridge Retirement Center Establish 94-bed ALF	Cape Girardeau	Cape Girardeau	11/04/2019	\$15,496,988	83%		4/28/20-1st Ext granted to 11/4/20 11/9/20-2nd Ext to 5/4/21 5/24/21- 3rd ext to 11/4/21 1/4/22- 4th ext to 5/4/22
574 RT	Mother of Perpetual Help Ren/Mod existing 160-bed ALF	Shrewsbury	St. Louis	12/24/2019	\$4,513,637	78%		7/21/20: 1st ext req to 12/24/20 1/4/21: 2nd & 3rd Exts to 12/24/21
570 RS	Poplar Bluff II - Assisted Living by Establish 34-bed ALF	Poplar Bluff	Butler	01/06/2020	\$5,258,412	0%	07/06/2023	1/6/20-applicant stated that River Mist would forf ALF beds within 6 months of licensure of Poplar Bluff 7/27/20: Sent email 1st Ext req. 1/4/21: 2nd ext to 7/6/21 7/12/21: 3rd & 4th ext to 7/6/22 7/11/22: 5th & 6th ext to 7/6/23
572 RS	Century Pines Assisted Living Add 30 ALF beds	Ozark	Christian	03/02/2020	\$3,188,500	1%		4/26/21: 1st extension to 3/2/21 7/12/21: 2nd & 3rd ext to 3/2/22 3/7/22: 4th & 5th Ext to 3/2/23
576 DT	Ratliff Care Center & Sprigg Street Ren/Mod existing SNF & RCF (convert RCF to ALF)	Cape Girardeau	Cape Girardeau	03/23/2020	\$2,722,000	1%	03/23/2023	6/1/21: 1st ext to 3/23/21 7/12/21: 2nd & 3rd ext to 3/23/22 9/12/22: 4th & 5th ext to 3/23/23
579 HS	Kennett Hospital Establish 49-bed primary care hospital (acute care)	Kennett	Dunklin	09/14/2020	\$25,000,000	10%	03/14/2023	3/12/21: 1st ext to 9/14/2021 11/8/21: 2nd ext to 3/14/22 3/7/22: 3rd & 4th Ext to 3/14/23 3/7/22: Owner Change approved -- same company different corp structure 4/25/23: Contact Correction, Was Tom Piper <macquest@mac.com>, Now Melissa Upshaw 5/1/23: 5th Ext denied, will be placed on 7/10/23 meeting for forfeiture
580 RS	St. Peters Senior Community Establish 74-bed ALF	St. Peters	Saint Charles	09/14/2020	\$14,789,393	42%		3/15/21: 1st ext to 9/14/2021 9/14/21-2nd & 3rd ext to 9/14/22 4/25/22- Owner change approved, previously St. P Peters Senior Community, LLC; Attn: Denise Heintz. Cost overrun approved; previous cost \$13,095,699 4/27/22-address updated, was Approximately (38.74314, -90.58736)

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
579 RS	Country Bluff Executive Senior Living Establish 70-bed RCF	Powersite	Taney	09/14/2020	\$4,000,000	0%	09/14/2023	4/21/21- 1st ext to 9/14/21 5/24/21- Site change approved, was 3855 Fall Creek Road, Branson, MO 65601. 9/14/21-2nd & 3rd Ext to 9/14/22 11/10/22- 4th & 5th ext to 9/14/23
579 RS	St. Charles Senior Living Community Establish 68-bed ALF	St. Charles	St. Charles	09/14/2020	\$16,870,389	0%	09/14/2023	3/19/21: 1st ext to 9/14/21-emailed 9/14/21-2nd ext to 3/14/22 4/25/22- 3rd ext to 9/14/22 11/10/22- 4th and 5th ext to 9/14/23
581 RS	Bowling Green Residential Care Add 20 RCF beds	Bowling Green	Pike	01/04/2021	\$51,000	99%		2/15/23- Breakdown of cost is saved in compliance still need license showing the added beds.
581 RS	The Cottages of St. Louis County Establish an 80-bed ALF	Florissant	St. Louis	01/04/2021	\$10,000,000	0%	01/04/2024	7/27/21: 1st Ext to 1/4/22 3/7/22: 2nd & 3rd Ext to 1/4/23 3/6/23: 4th & 5th Ext to 1/4/24
581 RS	Harmony Homes Establish 80-bed ALF	Maryland Heights	St. Louis	01/04/2021	\$10,707,830	5%	01/04/2024	7/9/21- 1st ext to 1/4/2022 1/4/22- 2nd and 3rd ext to 1/4/23 3/7/22: Site Change approved, previously 600 North Ballas Road, Kirkwood, MO. 63122 11/10/22: Site Change approved, previously 1889 1903 Ross Avenue & 12435 & 12440 Devine Dr., Maryland Heights, MO. 63146 1/9/23: 4th and 5th ext to 1/4/24
582 NT	Meadowview of Harrisonville Health & 15-mile LTC Replacement 60-bed SNF (ABC Healthcare)	Raymore	Cass	01/04/2021	\$4,113,138	0%	01/04/2024	8/27/21: 1st ext to 01/04/2022 3/7/22: 2nd & 3rd Ext to 1/4/23 4/25/22- Owner and operator change approved, previously Missouri Regency Associates, LLC (owner) SRZ Op Meadow View, LLC (operator). Site change approved, previously 2203 East Mechanic Harrison MO. 64701; project cost decreased was \$4,413,511 3/6/23: 4th & 5th Ext to 1/4/24
579 DS	The Baptist Home at Ashland Establish 20-bed ALF & 40-bed SNF	Ashland	Boone	03/01/2021	\$13,338,832	14%	09/01/2023	10/29/21: 1st ext to 03/01/2022 9/12/22: 2nd & 3rd Ext to 3/01/23 3/6/23: 4th Ext to 9/1/23
583 RS	Jefferson City-Assisted Living by Establish 40-bed ALF	Jefferson City	Cole	03/01/2021	\$5,506,601	0%	03/01/2024	9/9/21: 1st ext to 03/01/2022 3/7/22: 2nd & 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/6/24

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
581	NS Ignite Medical Resort St. Peters Establish 91-bed SNF	St. Peters	St. Charles	03/01/2021	\$22,000,000	0%	03/01/2024	8/27/21: 1st ext to 03/01/2022 11/8/21: owner change approved; previous owner Peters Senior Partners, LLC 3/7/22: 2nd Ext to 9/1/22 9/12/22: 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/1/24
585	RA Harvester Residential Care Ren/Mod existing 38-bed RCF	St. Charles	St. Charles	03/23/2021	\$553,910	10%		10/14/21: 1st ext to 03/23/2022
583	HT Barnes-Jewish Hospital Replace proton therapy unit	St. Louis	St. Louis	03/24/2021	\$23,000,000	73%		Will replace #3965 HS
584	RS Hampton Manor of Wentzville Establish 85-bed ALF	Wentzville	St. Charles	05/24/2021	\$14,011,000	95%		
584	RS Hampton Manor of O'Fallon Establish 107-bed ALF	O'Fallon	St. Charles	05/24/2021	\$15,000,000	47%		
584	RS Majestic Residences at Old Hawthorne Establish 36-bed ALF	Columbia	Boone	05/24/2021	\$6,648,303	0%	05/24/2023	11/24/2021: Contact Person change, previously Bailey --bbaileysss9@gmail.com 11/24/21: 1st ext to 5/24/22 7/11/22: 2nd ext to 11/24/22 3/6/23: 3rd ext to 5/24/23
584	RS Senior Living at the Elms Establish 110-bed ALF	Excelsior Springs	Clay	07/12/2021	\$25,194,000	0%	07/12/2023	1/21/22 : 1st Ext req to 7/12/22 7/11/22: 2nd & 3rd ext to 7/12/23
586	RS Cedarhurst of Wentzville Establish 80-bed ALF	Wentzville	St. Charles	07/12/2021	\$15,600,000	0%		1/13/22: 1st Ext to 7/12/22 7/11/22: 2nd ext to 1/12/23 1/9/23: 3rd ext to 7/12/23
587	HS Mercy Hospital South Add addtnl MRI system	St. Louis	St. Louis	09/14/2021	\$2,441,411	0%		3/10/22: 1st ext to 9/14/22 3/14/23: Contact Person Correction- Was Dan Eckel <daniel.eckenfels@mercy.net>
588	RS Hampton Manor of St. Peters Establish 98-bed ALF	St. Peters	St. Charles	09/14/2021	\$16,089,000	50%		4/21/22: 1st ext to 9/14/22
588	HT Hannibal Regional Hospital Replace Cardiac Cath Lab Equipment	Hannibal	Marion	09/21/2021	\$2,426,502	94%		Will replace #4120 HS
588	HS Golden Valley Memorial Hospital District Acquire Linear Accelerator (LINAC)	Clinton	Henry	11/08/2021	\$4,486,864	80%		

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
589 HS	Heartland Regional Medical Center Replace Cath Lab #3 Equipment	St. Joseph	Buchanan	11/08/2021	\$1,429,127	95%		5/6/22: 1st Ext to 11/08/22
589 HT	The Children's Mercy Hospital Replace pediatric cardiac cath lab	Kansas City	Jackson	11/23/2021	\$3,212,452	17%		To replace #4074 HS 7/22/22: 1st ext to 11/23/22
587 DS	CCRC of Lee's Summit Establish 106-bed ALF and 40-bed SNF	Lee's Summit	Jackson	01/04/2022	\$29,729,097	0%	07/04/2024	7/21/22: 1st ext to 1/04/23 1/9/23: 2nd, 3rd and 4th ext to 7/4/24
590 RS	Family Partners Manchester Add 18 ALF beds	Manchester	St. Louis	01/04/2022	\$2,150,000	30%		
590 HS	Cox Medical Center Branson Replace MRI	Branson	Taney	01/04/2022	\$1,866,060	44%		*Contact person changed 10/18/22, was Christopher Breite
589 RS	Watermark at St. Peters Establish 22-bed ALF	St. Peters	St. Charles	01/04/2022	\$6,650,722	15%		6/23/22: 1st Ext to 1/4/23
592 RA	The Collins House Establish 8-bed ALF	Festus	Jefferson	01/04/2022	\$596,550	10%		1st ext to 1/04/23
591 HT	New Liberty Hospital District Replace Cardiac Cath Lab	Liberty	Clay	01/21/2022	\$1,537,321	0%		6/21/22: 1st ext to 1/21/23 6/21/22: Contact update. Was Kendra Meza <kendra.meza@libertyhospital.org>
593 FA	SpecialT MRI, LLC Acquire MRI	Fenton	St. Louis	02/16/2022	\$998,995	80%		8/15/22: 1st Ext to 2/16/23
591 HT	Missouri Cancer Associates Replace Linear Accelerator	Columbia	Boone	02/22/2022	\$4,098,965	75%	08/22/2023	Will replace 4029 HS 8/19/22: 1st Ext to 2/22/23 3/6/23: 2nd Ext to 8/22/23
591 HT	Mercy Hospital - Springfield Replace Cyberknife	Springfield	Greene	02/22/2022	\$4,314,000	76%		Will replace #3628 HS 8/19/22: 1st Ext to 2/22/23
591 RS	Mason Pointe Care Center Add 24 ALF beds	Chesterfield	St. Louis	03/07/2022	\$1,670,513	65%		12/27/2021 - Rec'd Contact Person change. Paul Ogier (Paul.Ogier@LSSLiving.org) to Emily Solum 1/18/22-applicant requested decrease in beds from 24 to 24 ALF beds
592 HT	Centerpoint Medical Center Replace Cardiac Cath Lab	Independence	Jackson	03/24/2022	\$3,098,460	0%	09/24/2023	To replace #3630 HS 9/22/22: 1st ext req to 3/24/23 5/1/23: 2nd Ext to 9/24/23

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
594 DA	Ascension Living Sherbrook Village Renovate/Modernize SNF & ALF (HVAC & Sprinkler)	St. Louis	St. Louis	03/31/2022	\$3,015,933	60%		2/23/23:Contact Correction, was Freddy England; Freddy.england@ascension.org
593 NA	The Baptist Homes of Adrian Establish 38-bed SNF	Adrian	Bates	04/14/2022	\$520,225	80%		
592 RS	New Perspective of Weldon Spring Establish 170-bed ALF	Weldon Spring	St. Charles	04/25/2022	\$41,416,000	5%	10/25/2023	10/24/22: 1st Ext Req to 4/25/23 5/1/23:2nd Ext to 10/25/23
592 RS	Glenfield Memory Care Add 36 ALF beds	Cottleville	St. Charles	04/25/2022	\$5,151,850	0%	10/25/2023	11/1/22: 1st ext req to 4/25/23 5/1/23: 2nd Ext tp 10/25/23
595 RA	Cherokee Care Acquisition, LLC Add 3 RCF beds (10/10%)	St. Louis	St. Louis	04/28/2022	\$500,178	59%		
594 DT	Ascension Living Sherbrooke Village Renovate/Modernize ALF & SNF	St. Louis	St. Louis	06/21/2022	\$2,098,664	60%		2/23/23:Contact Correction, was Freddy England; Freddy.england@ascension.org
594 HS	Mercy Hospital St. Louis Replace Hybrid OR	St. Louis	St. Louis	07/11/2022	\$2,200,621	75%		
594 HS	Heartland Regional Medical Center Acquire New PET/CT and Additional CT	St. Joseph	Buchanan	07/11/2022	\$5,778,101	10%		
594 RS	Winchester Place Assisted Living Add 24 ALF beds	Bernie	Stoddard	07/11/2022	\$1,000,000	15%		
594 HS	Southeast Health Center of Stoddard Acquire MRI unit	Dexter	Stoddard	07/11/2022	\$1,749,999	0%	07/11/2023	5/2/22: Contact Change from Sue Ann Williams <swilliams@sehealth.org> 1/11/23: 1st extension to 7/11/23
593 NS	The Baptist Homes Smithville Establish 48-bed SNF	Smithville	Clay	07/11/2022	\$5,183,394	78%		
594 RS	Lake Parke Senior Center Establish 20-bed ALF and add 4 RCF beds	Camdenton	Camden	07/11/2022	\$1,925,000	6%		2/22/23: 1st Extension to 7/11/23
594 HS	The Rehabilitation Institute of St. Louis Establish 40-bed Rehab Hospital	Ballwin	St. Louis	07/11/2022	\$37,789,241	0%		1/6/23: Contact person changed; previously Greg Bratcher <gbratcher@bjc.org> 1/6/23:1st ext to 07/11/23

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
596	HA St. Luke's Center for Diagnostic Acquire MRI	St. Peters	St. Charles	07/19/2022	\$913,471	97%		
595	RS Hampton Manor of Lake Ozark Establish 107-bed ALF	Lake Ozark	Camden	09/12/2022	\$18,000,000	0%	09/12/2023	
593	RS Hampton Manor of Republic Establish 107-bed ALF	Republic	Greene	09/12/2022	\$16,000,000	18%		
592	NS Eagles Nest Nursing Home Establish 40-bed SNF	St. Louis	St. Louis	09/12/2022	\$6,720,385	0%	09/12/2023	
595	HS Missouri Baptist Medical Center Acquire Additional CT scanner	St. Louis	St. Louis County	09/12/2022	\$2,280,000	0%	09/12/2023	
595	RS NWKC Senior Community , LLC Establish 79-bed ALF	Kansas City	Platte	09/12/2022	\$16,607,558	0%	09/12/2023	
595	HT Boone Hospital Center Replace MRI	Columbia	Boone	09/21/2022	\$3,147,879	40%		Will replace 3867 HT
596	NT Mason Pointe Care Center Ren/Mod 256-bed SNF	Chesterfield	St. Louis	09/21/2022	\$16,838,176	6%		
598	RA Gerald Assisted Living Establish 60-bed ALF	Gerald	Franklin	10/13/2022	\$50,000	95%		
598	RA Select Specialty Hospital – Springfield Convert 16 medical/surgical beds to 16 rehabilitation beds	Springfield	Greene	10/13/2022	\$431,810	0%		
598	NA Winchester Nursing Center LTC Bed Expansion (Purchase 16 SNF beds)	Bernie	Stoddard	10/24/2022	\$1	0%		16 SNF beds purchased from Westfield Nursing Ce
597	HT Research Medical Center Replace EP Lab	Kansas City	Jackson	10/24/2022	\$2,992,872	0%	10/24/2023	Will replace #4004 HS
597	HT Christian Hospital NE/NW Replace Biplane Angiograph Unit in Cardiac Cath/ EP lab	St. Louis	St. Louis	10/24/2022	\$1,672,760	0%	10/24/2023	Will replace #3979 HT 5/25/23: 1st Extension to 10/24/2023

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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
597 HT	Lee's Summit Medical Center Replace MRI	Lee's Summit	Jackson	10/24/2022	\$4,243,985	0%	10/24/2023	Will replace #3711 HS
595 HT	SSM Health St. Clare Hospital Replace Linear Accelerator	Fenton	St. Louis	10/24/2022	\$2,842,689	30%		replaced #3731 HS
597 DS	St. Louis Altenheim Add 23 ALF beds and 25 SNF beds	St. Louis	St. Louis	11/10/2022	\$2,124,000	0%		
596 NT	Westfield Nursing Center Replace 82-bed SNF (15-mile replacement)	Sikeston	New Madrid	11/10/2022	\$11,500,000	0%	11/10/2023	
597 RS	Topwood Home, LLC Establish 75-bed ALF	Manchester	St. Louis	11/10/2022	\$13,850,000	0%		
598 HS	St. Luke's Episcopal Presbyterian Replace CT unit	Chesterfield	St. Louis	01/09/2023	\$1,500,000	0%		
598 HS	Lee's Summit Medical Center Acquire robotic surgery unit	Lee's Summit	Jackson	01/09/2023	\$2,495,750	0%		
596 HS	SSM St. Mary's Hospital Replace Robotic Surgery Unit	St. Louis	St. Louis	01/09/2023	\$1,784,500	0%		
596 HS	Mercy St. Louis Replace CT Scanner	St. Louis	St. Louis	01/09/2023	\$2,090,383	0%		
599 RA	The Baptist Home DBA Baptist Homes Establish 12-bed RCF	Adrian	Bates	01/19/2023	\$207,401	0%		
597 HT	Southeast Hospital Replace 2 Linear Accelerators	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,955,132	0%		Replacing #4429
598 HT	Heartland Regional Medical Center Replace MRI	St. Joesph	Buchanan	01/23/2023	\$1,831,327	0%		Replacing #4458 HT
598 RT	Capetown Assisted Living Replace 5 ALF beds (6-mile replacement)	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,208,700	0%		5 ALF beds replaced from Auburn Creek

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598	HT Barnes Jewish Hospital Replace MRI	St. Louis	St. Louis	01/23/2023	\$10,834,000	0%		
599	HS Barnes-Jewish Hospital Acquire Neuro Surgical Ultrasound	St. Louis	St. Louis	03/06/2023	\$2,050,000	0%		
599	HS Centerpoint Medical Center Add Addtl Robotic Surgery System	Independence	Jackson	03/06/2023	\$2,383,708	0%		
599	HS Missouri Baptist Medical Center Replace Single-plane Angiography Unit (C-Arm)	St. Louis	St. Louis	03/06/2023	\$1,060,000	0%		
599	RS Senior Star at Wexford Place Establish 67-bed RCF	Kansas City	Platte	03/06/2023	\$4,355,000	0%		
601	NA Fountainbleau Lodge Renovate/Modernize 33-bed SNF	Cape Girardeau	Cape Girardeau	03/24/2023	\$585,000	0%		
602	RA Assisted Living at Homestead Renovate/Modernize 36-bed ALF	Washington	Franklin	04/14/2023	\$485,264	0%		
599	NS JP Advance Care, LLC Establish 150-bed SNF	Kansas City	Clay	05/01/2023	\$1,500,000	0%		
599	HS Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital	Bethany	Harrison	05/01/2023	\$63,200,000	0%		
600	RS Aspen Valley Senior Homes - North Establish 12-bed ALF	Washington	Franklin	05/01/2023	\$1,436,500	0%		
600	HS UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital	Independence	Jackson	05/01/2023	\$63,932,911	0%		
600	RS Neurological Transitional Center Establish 12-bed ALF	O'Fallon	St. Charles	05/01/2023	\$9,655,000	0%		
599	HS St. Luke's Surgicenter Lee's Summit Acquire robotic surgery unit	Lee's Summit	Jackson	05/01/2023	\$2,211,750	0%		
602	RA Pine Lodge Residential Care Facility Add 2 RCF beds (10/10%)	Buffalo	Dallas	05/05/2023	\$0	0%		

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602	RA	Carondelet Retirement Manor Add 3 RCF beds (10/10%)	St. Louis	St. Louis	06/02/2023	\$3,000	0%		

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